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[Signature]
The house of 10 are
no 11 are on 12/4/99
Sanli Dendatta Mhapsekar
Mhapsekar
4410 = 10
copying endorsements 60 = 10
Total Rs 4473 = 10

DEED OF SALE

Sanli Dendatta Mhapsekar

Mhapsekar

See not

60166 5000Rs. 35



3

- (1) Shri. MAHABALESHWAR VINAYAK GHANTKAR,
son of Vinayak Waman Gantkar, married, advocate and
landlord, aged about 65 years; and his wife,
- (2) Smt. LALITHA MAHABALESHWAR GHANTKAR,
daughter of late Krishna Mortu Prabhu Gaonkar, aged
about 42 years, house-wife;
both residing at Hirakunj, Behind Hotel Goa
International, Tonca, Carazalem, Ilhas, Goa;

Suniti Dardatta Mhapsekar.

S Mhapsekar.

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34

SLT
Value of stamp :
Name of the person
Residing at :
As there is no other
Additional stamp
25/3/95

Maegus Goa 25/3/95
Ratire Pannam
Mrs. Sumit D. Mahapatra
Rs. 70.00/-
along with

4

- (3) Smt. LINA YATEEN HEGDE DESSAI, nee LINA GHANTKAR, daughter of Mahabaleshwar Vinayak Ghantkar, aged about 25 years, advocate; and her husband,
- (4) Shri. YATEEN NARENDRA HEGDE DESSAI, son of Narendra Govind Hegde Dessai, aged about 28 years, engineer; both residing at Quepem, Goa;

Sumit D. Mahapatra
D. Mahapatra

65 161 5000Rs. 3.



5

all hereinafter referred to as "the VENDORS" (which expression unless repugnant to the context or meaning thereof, shall mean and include all their heirs, legal representatives, administrators, executors and assigns) of the FIRST PART;

AND

Sumati Devdatta N/haprekar.

Sh/haprekar

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ed. 200. 564
Value of stamp
Name of the
Residing at ...
As there is no ...
Additional ...
25/3/95
Signature of the

Margao Goa 25/3/95
Bhagwati Thakur
Sps. Suneta D. Bhapsekhar
Rs. 94.00/-
25/3/95
7/2

6

- (3) Smt. SUNITI DEVDATTA MHAPSEKAR, daughter of late Kashinath Prabhu, aged about 38 years, housewife, residing at Comba, Margao, Goa; hereinafter referred to as "the PURCHASER" (which expression, unless repugnant to the context or meaning thereof, shall mean and include her heirs, legal representative, administrators, executors and assigns) of the SECOND PART.

Suniti Devdatta Mhapsekar.

Bhapsekar.

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- (4) Mr. DEVDATTA MHAPSEKAR, alias, DEVDATTA ANAND MHAPSEKAR, son of Anand Sadashiv Mhapsekar, aged about 40 years, businessman, with office at Ground Floor, Arco Iris, Borda, Margao, Goa; hereinafter referred to as "the CONFIRMING PARTY" (which expression, unless repugnant to the context or meaning thereof, shall mean and include his

Sunoti Devdatta Mhapsekar.

B. Mhapsekar.

30
 51
 No. 565
 Value of stamp
 Name of the
 Residing at
 As there is no
 Additional
 25/3/95

Yongun Gon 25/3/95
 Referred to
 Mrs. Suneta D. Bhattacharya
 25/3/95

heirs, legal representative, administrators, executors and assigns) of the THIRD PART.

WHEREAS all parties executing this agreement are Indian Nationals.

Suneta Devdatta Bhattacharya. Bhattacharya.

Suneta

AND WHEREAS the VENDORS are, therefore, executing the present sale deed in favour of the PURCHASER.

AND WHEREAS the member no.1 of the VENDORS is represented herein by Shri. DEVDATTA MHAPSEKAR alias DEVDATTA ANAND MHAPSEKAR, by virtue of the Power of Attorney dated 6-1-1996 duly executed before the Notary of Panaji, Shri. Shridhar Tamba, under his Registration No. 19531.

AND WHEREAS the member no.2 of the VENDORS is represented herein also by Shri. DEVDATTA MHAPSEKAR alias DEVDATTA ANAND MHAPSEKAR, by virtue of the Power of Attorney dated 24-3-1999 executed before the Notary of Panaji, Shri. Ashok Mashelkar, under his Registration No. 1108.

AND WHEREAS the members no. 3 and 4 of the VENDORS are represented herein also by Shri. DEVDATTA MHAPSEKAR alias DEVDATTA ANAND MHAPSEKAR, by virtue of the Power of Attorney dated

Saniti Devdatta Mhapsekar

Bhapsekar

13-11-1997 executed before the Notary of Margao, Shri. A.V. Prabhu Dessai, under his Registration No. 5100.

AND WHEREAS the four plots of land described in the SCHEDULE hereinafter appearing, are the distinct and separate parts of the land forming distinct half of the First Addition of the property denominated "MISICOS" or "MUSGABHAT", being the whole land described in the Land Registration of Ilhas under No. 1689 of Book B-no. 5 (85) of the New Series, the said First addition being enrolled under Matriz No. 241 of the Land Revenue Office of Tiswadi/Ilhas, surveyed for the purposes of the Record of Rights of the Village of Ella, within the Village Panchayat of Se-Old Goa, Taluka and sub-district of Ilhas/Tiswadi, District of North Goa, in the State of Goa;

AND WHEREAS the four plots of land described in the SCHEDULE hereinafter appearing belonged to the member no.1 of the VENDORS and his deceased first wife, Mrs. Shanta Mahabaleshwar Ghantkar;

AND WHEREAS the said first wife of the member no.1 of the VENDORS expired on 28-08-1997, leaving

Saniti Devdatta Mhapsecar

Shapsecar

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behind her the member no.1 of the VENDORS as her widower, and the member no.3 of the VENDORS, who is married to the member no.4 of the VENDORS, as her only issue, and the sole and universal successor, as declared by the Ex-Officio Notary of Ilhas at Panaji, vide the instrument of "Deed of Declaration for Succession Certificate" dated 27-10-1997 drawn by the said Ex-Officio Notary in his Book No.660 of "Deeds" at pages 59 (over leaf) to 60 (overleaf);

AND WHEREAS, subsequent to the death of the said first wife of the member no.1 of the VENDORS, the said member no.1 of the VENDORS married again with the member no.2 of the VENDORS; and, as such, all the VENDORS herein became the owners in possession of the four plots described in the SCHEDULE hereinafter appearing.

AND WHEREAS, before the death of the said first wife of the member no.1 of the VENDORS, she along with the member no.1 of the VENDORS, had entered into an "Agreement of Development and Sale" dated 22-07-1996, duly executed before Shri. Ashok S. Mashelkar, the Notary

Saniti Devdatta Mashelkar

B. Mashelkar.

of Panaji, under his Registration No. 2060; whereby they both agreed to sell the said four plots described in the SCHEDULE hereto for a value of Rs. 8,70,400/- to the CONFIRMING PARTY or his nominee; and pending the execution of the sale, authorised the CONFIRMING PARTY to develop the said property by constructing therein buildings, and to enter into firm commitments and agreements with the customers of the CONFIRMING PARTY agreeing to construct for such customers or to sell unto such customers the premises to be constructed in such buildings along with proportionate share in the land of the property described in the SCHEDULE hereto.

AND WHEREAS under the same Agreement the member no.1 of the VENDORS and his said first wife, required the CONFIRMING PARTY to utilise the said sale value/price consideration of Rs.8,70,400/- for construction of a building in PLOT NO. 18 of the entire property, of which the plots mentioned in SCHEDULE also formed parts.

AND WHEREAS the CONFIRMING PARTY has already constructed the said building agreed to be

Sunil Devdatta Mhapsecar

S. Thapsecar.

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constructed for the member no.1 of the VENDORS and his deceased wife, and the same building is nearing completion.

AND WHEREAS, upon nomination by the CONFIRMING PARTY, the VENDORS sold to and in favour of the PURCHASER, half ideal and undivided share in the four plots described in the SCHEDULE hereto, vide the Deed of Sale dated 01.04.1999.

AND WHEREAS the CONFIRMING PARTY has now, again, nominated the PURCHASER as the nominee of the CONFIRMING PARTY, to purchase the remaining half ideal and undivided share in the four plots mentioned in the SCHEDULE hereto; and has required the VENDORS to execute in favour of the PURCHASER the sale of such share in the PLOTS mentioned in the SCHEDULE hereto by way of specific performance of the said instrument of "AGREEMENT OF DEVELOPMENT & SALE" dated 22.07.1996.

AND WHEREAS the VENDORS are, therefore, executing the present sale deed in favour of the

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Sceniti Devdalta Mhapsecar

Bhapsecar.

PURCHASER, as per the above said request of the VENDORS.

AND WHEREAS the members of the VENDORS represent to the PURCHASER as under:-

- (a) That they are the absolute owners in possession of half ideal and undivided share in the plots of land described in the SCHEDULE hereinafter appearing;
- (b) That their title to the said half ideal and undivided share in the plots described in the SCHEDULE hereto is free, clear, and marketable, without any encumbrances, charges, liens, lis pendens, restrictions, and impediments of whatsoever nature against the same.
- (c) That they have not entered into any agreement, deed with any other person in respect of the said half ideal and undivided share in the said plots;
- (d) That there are no persons having any statutory rights such as tenancy, mundkarship, etc., in respect of the said plots described in the SCHEDULE hereto or to the said

Suniti Dandalla Mhaprekar.

S. Thaprekar. *certified*

half ideal and undivided share in the said Plots described in the SCHEDULE hereto;

(e) That the said half ideal and undivided share in the said plots described in the SCHEDULE hereto is available for construction of the building for residential purposes as per the zoning plan prepared by the Town and Country Planning Department.

AND WHEREAS, based on the representations, the PURCHASER has agreed to purchase the said half ideal and undivided share in the said plots described in SCHEDULE hereto.

NOW THIS DEED WITNESSES AS UNDER:-

1. For a total price consideration of Rs. 4,35,200/- (Rupees Four lakhs thirty five thousand two hundred only), the VENDORS do hereby CONVEY and TRANSFER, by way of absolute sale UNTO the PURCHASER the balance half (1/2) ideal and undivided share in the four plots described in the SCHEDULE hereinafter appearing, free of all encumbrances and with clear and

Witness scriti Devdatta Mhapsekar.

Bhapsekar.

marketable title thereto, so that the PURCHASER, from this date, shall HOLD, HAVE, ENJOY and POSSESS the half (1/2) ideal and undivided share in the said four plots described in the SCHEDULE hereto, along with half share in all that is situated therein and along with all easements, rights, interests, advantages, benefits and privileges etc. available to the said four plots or to the holder of such plots, as absolute owner of such share and forever.

2. The CONFIRMING PARTY has paid to the VENDORS the said total price consideration of Rs. 4,35,200/- (Rupees Four Lakhs Thirty Five Thousand Two Hundred Only), as part of the value of the construction of the building made for the VENDORS, as agreed, in the said Plot No.18 of the entire property surveyed under No. 114/3 of Ella Village, which building is under completion and the CONFIRMING PARTY hereby undertakes to complete the same without claiming any further amount from the VENDORS, unless any extra works are demanded by any of the members of the VENDORS to be done in the said building and the CONFIRMING PARTY has carried out such extra

Santi Devdatta Mhapurkar.

Sthapana

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works. The PURCHASER has already paid to the CONFIRMING PARTY the said price. Accordingly, the VENDORS hereby discharge the PURCHASER and the CONFIRMING PARTY from payment of the said price against the sale hereby executed.

3. The VENDORS shall be liable to sign all further documents, bonds, undertakings, declarations, affidavits, etc., for the purpose of transferring the said half ideal and undivided share in the said four plots hereby sold in the name of the PURCHASER and/or for the purposes of better confirming the title thereto in favour of the PURCHASER.
4. The market value of the half ideal and undivided share in the said four plots described in the SCHEDULE hereto, which are hereby sold, is also Rs. 4,35,200/- (Rupees Four Lakhs Thirty Five Thousand Two Hundred Only).

SCHEDULE

- (a) Plot No. 19 of survey No.114/3 of the Village of Ella, situated within the limits of Village Panchayat of Se-Old

seas.

Santhi Dendatta Mhapsecar.

Mhapsecar.

Goa, Taluka and Sub District of Tiswadi, District of North Goa, in the state of Goa, having an area of 340.00 square metres, and bounded as follows :-

East : by the boundary of Village of Carambolim;
West : by 8 metres Sub-division road in survey No.114/3;
North: by plot No. 18 of survey No.114/3; and
South: by Plot No: 20 of survey No. 114/3

(b) Plot No. 20 of survey No.114/3 of the village of Ella, situated within the limits of Village Panchayat of Se-Old Goa, Taluka and Sub District of Tiswadi, district of North Goa, in the state of Goa, having an area of 329.00 square meters and bounded as follows :

East : by the boundary of village of Carambolim;
West : by 8 metres sub-division road in survey No.114/3;
North: by plot No.19 of survey No.114/3; and
South: by plot No. ²¹20 of survey No.114/3.

(c) Plot No. 21 of survey No. 114/3 of the Village of Ella, situated within the limits of Village Panchayat of Se-Old Goa, Taluka and Sub District of Tiswadi, District of North

Santi Devdatta Mhaprekar.

Bhapsekar

Goa, in the state of Goa, having an area of 311.00 square metres and bounded as follows :-

- East : by the boundary of Village of Carambolim;
 West : by 8 metres Sub-division road in survey No. 114/3;
 North: by Plot No. 20 of survey No. 114/3; and
 South: by Plot No. 22 of survey No. 114/3.

(d) Plot No. 22 of survey No. 114/3 of the Village of Ella, situated within the limits of Village Panchayat of Se-Old Goa, Taluka and Sub District of Tiswadi, District of North Goa, in the state of Goa, having an area of 300.00 square metres, and bounded as follows :-

- East : by the boundary of the Village of Carambolim;
 West : by 8 metres Sub-division road in survey No. 114/3;
 North: by Plot No. 21 of survey No. 114/3; and
 South: by space in Survey No. 114/3 left follow widening of the Public road leading from Old-Goa to Mandur, the proposed width of which is 15 metres.

The above demarcated four plots are indicated with their respective Numbers in the Plan annexed hereto. The said

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S Thapsecar.

plots were formed as per the sub-division of the land bearing survey No.114/3 approved by the Associate Town Planner of Town and Country Planning Department, Government of Goa, Panjim, vide their letter No.DE/5435/95/351 dated 14.8.1995, and also approved by the Village Panchayat of Se-Old Goa vide its letter No.VP/SOG/223/File/1995 dated 7.9.1995. The conversion of the land in respect of the entire survey no.114/3, including the plots described in the SCHEDULE hereto had been granted by the Deputy Collector and Sub-Divisional Officer, Panjim, vide Sanad No. CNV/TIS/33/93 dated 3.3.1994.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and signatures to this Agreement on the day, month and year first herein above written.

SIGNED AND DELIVERED by the within named Shri. DEV-DATTA A. MHAPSEKAR, as the



Shri. Devdatta Mhapsekar.

Bhapsekar.

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Constituted Attorney for
the within named
VENDORS

SIGNED AND DELI-
VERED by Smt. SUNTI
DEVDATTA MHAP-
SEKAR the within
named PURCHASER:

S. Hapsecar

SIGNED AND DELI-
VERED by the within
named Shri. DEV-
DATTA A. MHAP-
SEKAR, the within
named CONFIRMING
PARTY:

A. Hapsecar

WITNESSES :-

1. Rodrigues
(MISS FELICIA RODRIGUES)

Senti Devdatta Mhapsecar.

S. Hapsecar.

2. Ramaji D. Jangote

- 1) Devdatta mhaprekar alias Devdatta Anand mhaprekar s/o Anand mhaprekar 40 yrs businessman s/o Borda margao Goa as attorney of:
 - a) mahabaleshwar Vinayak Ghanekar s/o Vinayak Ghanekar married advocate landlord 65 yrs.
 - b) Lalitha mahabaleshwar Ghanekar d/o late Krishna Prasad Prabhakar Gaonkar
 - c) Lina yateen Hegde Desai ne Lina Ghanekar d/o mahabaleshwar Vinayak Ghanekar 25 yrs advocate
 - d) yateen Narendra Hegde Desai s/o Narendra Govind Hegde Desai aged 28 yrs engineer
- 2) Suniti Devdatta mhaprekar d/o late Kashinath Prabhakar 88 yrs housewife s/o comba margao Goa

Executing party _____

limits execution of the so called _____

✓ S. H. K. S. S.

x b. S. S.

Panaji, 2nd Dec 1979 5984

it pages 133 to 158

Book No. 1 Volume No. 7684

Date 20/11/79



Notes of Return: _____

17/3/08

भारतीय गैर न्यायिक

बीस रुपये
रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

गोंय गोवा GOA

01AA 158818

Sr.No. 23864 Place of Vendor Margao Date of Issue: 18/3/08

Soudeiro R. M. Fernandes
Osia Commercial Arcade,
Shop No. C-16, SGPDA Market,
Margao - Goa
LIC No. JUDIVEN-LIC/2006/AC-1

Value of the Deed 201

Name of the Vendor Dordania Margao

Residing at Margao - Goa

Son of:

Registered fees for Rs. 48

Stamping (Fees) 48

Signature of Purchaser Endorsements 100

Postage

Signature of the Vendor

Serial No. 934

Presented

Sub-Registrar

between 11

and 12pm on 13/3/2008

at Margao

8 (m)

Total Rs.

SUB-REGISTRAR
ILHAS

DEED OF RECTIFICATION
(of Deed of Sale dated 09.04.1999)

Shapsecan

Shapsecan.

THIS DEED OF RECTIFICATION is made at Margao, Goa, on this Third day of the month of March in the Gregorian Calendar Year Two Thousand Eight (03.03.2008);

BETWEEN

1. Shri **MAHABALESHWAR VINAYAK GHANTKAR**, son of Vinayak Waman Gantkar, married, advocate and landlord, aged about 73 years; and his wife,
2. Smt. **LALITHA MAHABALESHWAR GHANTKAR**, daughter of late Krishna Mortu Prabhu Gaonkar, aged about 50 years, housewife;
both residing at Hirakunuj, behind Hotel Goa International, Tonca, Caranzalem, Ilhas, Goa;
3. Smt. **LINA YATEEN HEGDE DESSAI** nee **LINA GHANTKAR**, daughter of Mahabaleshwar Vinayak Ghantkar, aged about 33 years, advocate; and her husband,
4. Shri. **YATEEN NARENDRA HEGDE DESSAI**, son of Narendra Govind Hegde Dessai, aged about 36 years, engineer; both residing at Quepem, Goa;
all hereinafter referred to as "**the VENDORS**" (which expression, unless repugnant to the context or meaning thereof, shall mean and include all their heirs, legal



S. Hapsecar.

representatives, administrators, executors and assigns) of the
FIRST PART;

AND

5. Smt. **SUNITI DEVDATTA MHAPSEKAR**, daughter of late Kashinath Prabhu, aged about 46 years, housewife, residing at Comba, Margao, Goa; hereinafter referred to as "**the PURCHASER**" (which expression, unless repugnant to the context or meaning thereof, shall mean and include her heirs, legal representatives, administrators, executors and assigns) of the **SECOND PART;**

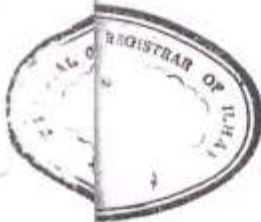
AND

6. Mr. **DEVDATTA MHAPSEKAR** alias **DEVDATTA ANAND MHAPSEKAR**, son of Anand Sadashiv Mhapsekar, aged about 48 years, businessman, with office at Ground Floor, Arco Iris, Borda, Margao, Goa; hereinafter referred to as "**the CONFIRMING PARTY**" (which expression, unless repugnant to the context or meaning thereof, shall mean and include his heirs, legal representatives, administrators, executors and assigns) of the **THIRD PART;**

WHEREAS all parties executing this Deed of Rectification are Indian Nationals;



Mhapsekar



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AND WHEREAS vide the Deed of Sale dated 09.04.1999 duly registered in the Office of the Sub Registrar of Ilhas under No. 594 at pages 133 to 158 of Book I, Vol. 762 on 20.04.1999, the **VENDORS**, with due confirmation by the **CONFIRMING PARTY**, sold unto the **PURCHASER** half ideal and undivided share in Plot No. 19, Plot No. 20, Plot No. 21 and Plot No. 22 of the land bearing Survey No. 114/3 of the village of Ella, within the limits of Village Panchayat of Se-Old Goa, Taluka and Sub-District of Tiswadi, District of North Goa in the State of Goa, being the distinct and separated part of the land denominated "MISICOS" or "MUSGABHAT", which is described, as a whole, in the Land Registration Office of Ilhas under No. 1689 of Book B-no. 5 of New Series and also forming part of the land enrolled under Matriz No. 241 of the village Ella in the Land Revenue Office of Tiswadi/Ilhas;

AND WHEREAS, in the said Deed of Sale the **VENDORS** were represented by Mr. Devdatta Mhapsekar alias Devdatta Anand Mhapsekar viz. the **CONFIRMING PARTY** by virtue of the Power of Attorney dated 06.01.1996 duly executed by the **VENDORS** before the Notary of Panaji, Shri Shridhar Tamba under his Registration No. 19531, a certified copy of which Power of Attorney is already presented to the Sub-Registrar of Ilhas along with the said Deed of Sale dated 09.04.1999 as well as with another Deed of Sale dated 01.04.1999 registered before the same

S. Mhapsekar

Sub-Registrar under No. 556 at pages 412 to 433 of Book I, Volume 760 on 13.04.1999;

AND WHEREAS in this Deed of Rectification the **VENDORS** are also represented by the said Mr. Devdatta Mhapsekar alias Devdatta Anand Mhapsekar viz. the **CONFIRMING PARTY** by virtue of the Power of Attorney dated 06.01.1996 duly executed by the **VENDORS** before the Notary of Panaji, Shri Shridhar Tamba under his Registration No. 19531, a notarized true copy whereof is being again presented to the Sub-Registrar of Ilhas at the time of presentation of this instrument before him for registration under the Indian Registration Act, 1908;

AND WHEREAS, it is now found by all parties hereto, who are also the parties in the said Deed of Sale, that there are certain accidental/typographical errors in the said Deed of Sale, which need to be corrected by way of a rectification deed, so that the contents of the said Deed of Sale are clearly understood as per the intentions of the parties thereto;

AND WHEREAS the parties hereto, who are the parties to the said Deed of Sale, do hereby rectify the same in the manner stated herein below.



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NOW THIS DEED OF RECTIFICATION WITNESSES AS UNDER:-

1. That the **VENDORS, the PURCHASER and the CONFIRMING PARTY** do hereby rectify the said Deed of Sale dated 09.04.1999 duly registered in the Office of the Sub Registrar of Ilhas under No. 594 at pages 133 to 158 of Book I, Vol. 762 on 20.04.1999, in the following manner:-

- (i) In the eighth and ninth lines of internal page 10 of the said Deed of Sale, the phrase "Book B-no. 85" found after the phrase "under No. 1689 of" and before the phrase "of the New Series" is hereby corrected and be read as "Book B-no. 5";
- (ii) In the tenth line of the Item No. (b) in the **SCHEDULE** at page 18 of the said Deed of Sale which corresponds to seventeenth line of the said page 18 thereof, the Southern boundary of the Plot No. 20 mentioned as "South : by plot No. 20 of survey No. 114/3." is hereby corrected and be read as "South : by plot No. 21 of survey No. 114/3."

2. Consequently, the said Deed of Sale dated 09.04.1999 duly registered in the Office of the Sub Registrar of Ilhas under No. 594 at pages 133 to 158 of Book I, Vol. 762 on



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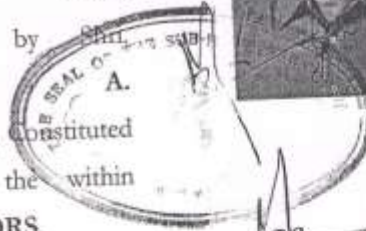
20.04.1999, shall herein after be read with the above mentioned corrections hereby effected, as if such corrections were already incorporated in the text of the said Deed of Sale, from its inception.

3. There shall be no other changes in the said Deed of Sale, which is hereby rectified.

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

SIGNED
DELIVERED by
DEVDATTA
MHAPSEKAR, Constituted
Attorney for the within
named VENDORS.

AND



(Devdatta A. Mhapsekar)

[Handwritten signature]

[Handwritten signature]

43

8

(Right hand finger prints of
Devdatta A. Mhapsekar)



(Left hand finger prints of
Devdatta A. Mhapsekar)



[Handwritten signature]

Mhapsekar

94

SIGNED AND
DELIVERED by Smt.
SUNITI DEVDATTA
MHAPSEKAR,
PURCHASER
named



(Right hand finger prints of
Suniti Devdatta Mhapsekar)



(Left hand finger prints of
Suniti Devdatta Mhapsekar)



A handwritten signature of Suniti Devdatta Mhapsekar, written in ink.

Suniti Devdatta Mhapsekar.

SIGNED AND
 DELIVERED by Shri.
 DEVDATTA A.
 MHAPSEKAR, the
 CONFIRMING PART
 within named



(Devdatta A. Mhapsekar)

(Right hand finger prints of
 Devdatta A. Mhapsekar)



(Left hand finger prints of
 Devdatta A. Mhapsekar)



Mhapsekar.

WITNESSES:-

1. SAPISH A. ZAROUNATAP2. Stenou FernandesStenou Fernandes

① Mr. Devdatta Mhapsekar alias Devdatta Anand Mhapsekar, S/o Anand Sadashiv Mhapsekar, 48 yrs, businessman, with office at 1st floor, Aco Iris, Borda, Margao, as attorney of ② Shri. Mahabaleshwar Vingaokar, 53 yrs, advocate and his wife ③ Smt. Lalitha Mahabaleshwar Vingaokar, 40 yrs, housewife, both Indian Nationals, d/o Tanca, Aransolim, Goa. ④ Smt. Lina Yaton Hegde Dessai nee Lina Ghantkar, 33 yrs, advocate and her husband ⑤ Shri. Yaton Dandara Hegde Dessai, 36 yrs, engineer, both d/o Deepam, Goa. —

⑥ Smt. Saniti Devdatta Mhapsekar d/o late Pashunath Babbar, 46 yrs, housewife, d/o Comba, Margao, Goa. —

1702
Selling party

admits execution of the so called
Rectification

DL N^o 44178 dt 26/9/08
ATO Salcelto.

2 Shapsecar.

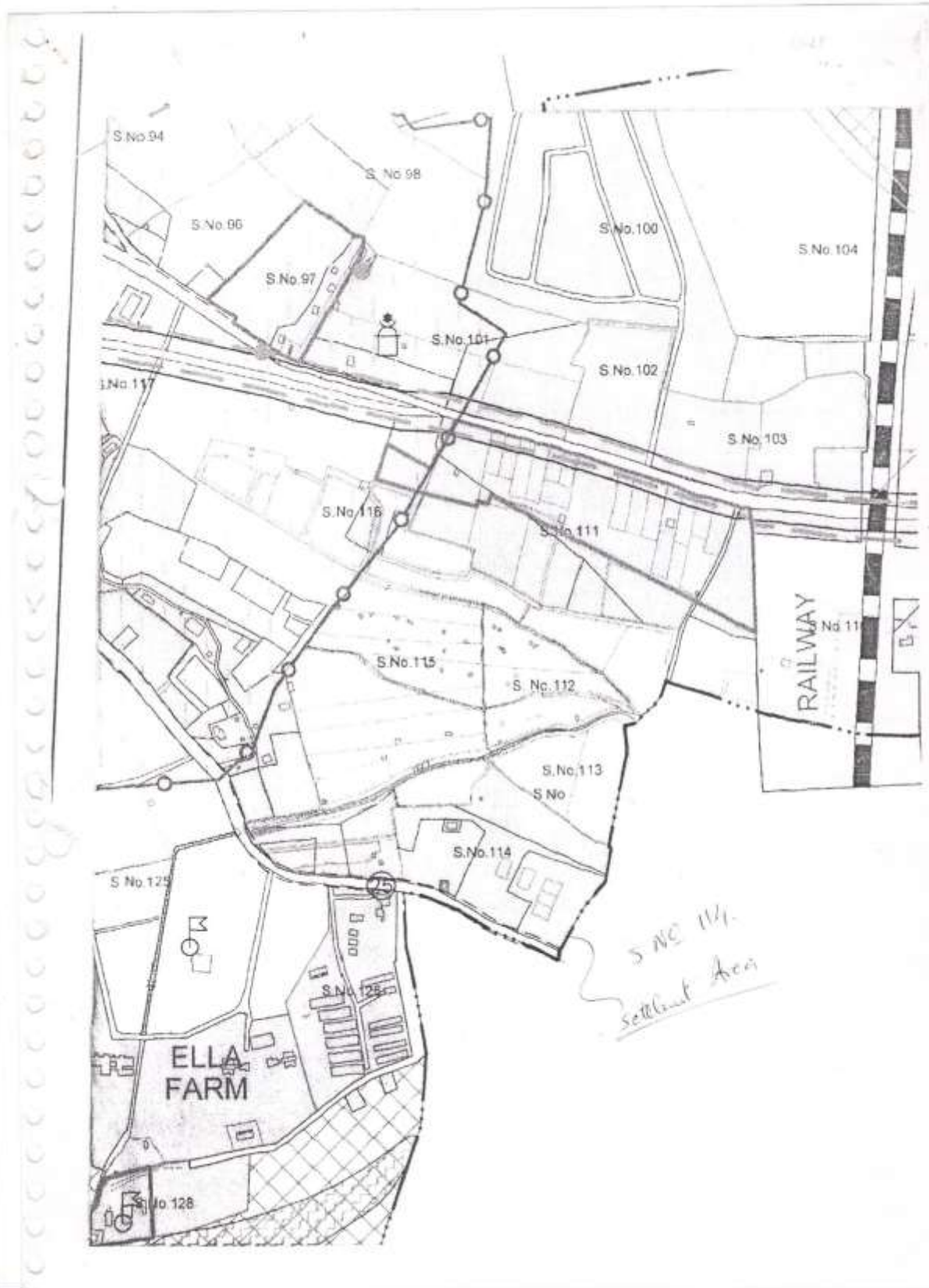
registered No. 852
at pages 14 to 26
Book No. I Volume No. 1933
date 17-3-08

Sub-Registrar



Note of Return: This Document
will be returned on: 17/3/08

Sub-Registrar
H.HAS



Handwritten notes:

Indira Kumar

S.T. Jaleel

Kamath

Space

Handwritten signature

	OPEN SPACE
	GARBAGE MANAGEMENT SITE
	ARCHAEOLOGICALLY IMPORTANT SITES
	CHURCH / CHAPEL
	TEMPLE
	MOSQUE/DARGAH
	SCHOOL
	PASSENGER JETTY
	LOADING JETTY

AREA SCALE

Original or Approved Sub-Division Plans upto 350 n² will be allowed upto 80 FAR irrespective of the VR Status of Settlement Category.

**SE OLD GOA PANCHAYAT
TISWADI TALUKA**

REGIONAL PLAN
FOR GOA-2021 (RPG-21)

SEPTEMBER 2011
FINAL / 21.09.2011

REGIONAL PLAN DIVISION
TOWN AND COUNTRY PLANNING DEPT.
GOVT. OF GOA

POPULATION:-
2001 - 4885
2021 - 27097

DPR STATUS
VP-1

MAX-FAR PROPOSED
BELOW 4000 m² 80
4000 m² & ABOVE 60

15 Deed of Sale dated 1-04-19 99
+ Deed of Ratification

14552

70



00AA 951244

8(1)

Serial No. 6029
Presented at the Office of the
Registrar of Land Revenue
between the hours of 10 am
and 4 pm on 6/4 19 99

S. Thapseeal:

Received fees for: Rs. P.
Registration 4410-00
Stamp (Folio) 60-00
Impress endowments 3-00
Postage
Total Rs. 4473-00

DEED OF SALE

143

Yangar G.

25/3/95

Re. Ter. Human

Apr. 5 a.m. to 5 p.m. 18-24

2000

7. 5

2

(1) Shri. MAHABALESHWAR VINAYAK GHANTKAR, son of Vinayak Waman Gantkar, married, advocate and landlord, aged about 65 years; and his wife,

14-8-53 +
68



00AA 951243

(2) Smt. LALITHA MAHABALESHWAR GHANTKAR,
daughter of late Krishna Mortu Prabhu Gaonkar, aged
about 42 years, house-wife;

both residing at Hirakunj, Behind Hotel Goa International,
Tonca, Carazalem, Ilhas, Goa;

64

564

Name of the
Residing at
As there is no
Additional

25/3/95
Signature of the

14/08/95
X Ten Thammang
Mrs. Sumeja D. H. H. H.

Rs. 96,000/-
with

7/3/95

- (3) Smt. LINA YATEEN HEGDE DESSAI, nee LINA GHANTKAR, daughter of Mahabaleshwar Vinayak Ghantkar, aged about 25 years, advocate; and her husband,
 - (4) Shri. YATEEN NARENDRA HEGDE DESSAI, son of Narendra Govind Hegde Dessai, aged about 28 years, engineer, both residing at Quepem, Goa;
- all hereinafter referred to as "the VENDORS" (which expression unless repugnant to the context or meaning thereof,



00AA 951242



shall mean and include all their heirs, legal representatives, administrators, executors and assigns) of the FIRST PART;

AND

- (3) Smt. SUNITI DEVDATTA MHAPSEKAR, daughter of late Kashinath Prabhu, aged about 38 years, housewife, residing at Comba, Margao, Goa; hereinafter referred to as "the PURCHASER" (which expression, unless repugnant

65

564

14/11/55

Rs 100000/-

Mrs. Sumata D. Mhapsekar

125/155

Signature of the

to the context or meaning thereof, shall mean and include her heirs, legal representative, administrators, executors and assigns) of the SECOND PART.

(4) Mr. DEVDATTA MHAPSEKAR, alias, DEVDATTA ANAND MHAPSEKAR, son of Anand Sadashiv Mhapsekar, aged about 40 years, businessman, with office at Ground Floor, Arco Iris, Borda, Margao, Goa; hereinafter referred to as "the CONFIRMING PARTY"

55 139 5000Rs. 64



(which expression, unless repugnant to the context or meaning thereof, shall mean and include his heirs, legal representative, administrators, executors and assigns) of the THIRD PART.

WHEREAS all parties executing this agreement are Indian Nationals.

AND WHEREAS the member no.1 of the VENDORS is represented herein by Shri. DEVDATTA MHAPSEKAR alias DEVDATTA ANAND MHAPSEKAR, by virtue of the Power of Attorney dated 6-1-1996 duly executed before the Notary of Panaji, Shri. Shridhar Tamba, under his Registration No. 19531.

7/1/99/ka
L

AND WHEREAS the member no.2 of the VENDORS is represented herein also by Shri. DEVDATTA MHAPSEKAR alias DEVDATTA ANAND MHAPSEKAR, by virtue of the Power of Attorney dated 24-3-1999 executed before the Notary of Panaji, Shri. Ashok Mashelkar, under his Registration No. 1108.

AND WHEREAS the members no. 3 and 4 of the VENDORS are represented herein also by Shri. DEVDATTA MHAPSEKAR alias DEVDATTA ANAND MHAPSEKAR, by virtue of the Power of Attorney dated 13-11-1997 executed before the Notary of Margao, Shri. A.V. Prabhu Dessai, under his Registration No. 5100.

AND WHEREAS the four plots of land described in the SCHEDULE hereinafter appearing, are the distinct and separate parts of the land forming distinct half of the First Addition of the property denominated "MISICOS" or "MUSGABHAT", being the whole land described in the Land Registration of Ilhas under No. 1689 of Book B-no. 85 of the New Series, the said First addition being enrolled under Matriz No. 241 of the Land Revenue Office of Tiswadi/Ilhas, surveyed for the purposes of the Record of Rights of the Village of Ella, within the Village Panchayat of Se-Old Goa, Taluka and sub-

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district of Ilhas/Tiswadi, District of North Goa, in the State of Goa;

AND WHEREAS the four plots of land described in the SCHEDULE hereinafter appearing belonged to the member no.1 of the VENDORS and his deceased first wife, Mrs. Shanta Mahabaleshwar Ghantkar;

AND WHEREAS the said first wife of the member no.1 of the VENDORS expired on 28-08-1997, leaving behind her the member no.1 of the VENDORS as her widower, and the member no.3 of the VENDORS, who is married to the member no.4 of the VENDORS, as her only issue, and the sole and universal successor, as declared by the Ex-Officio Notary of Ilhas at Panaji, vide the instrument of "Deed of Declaration for Succession Certificate" dated 27-10-1997 drawn by the said Ex-Officio Notary in his Book No.660 of "Deeds" at pages 59 (over leaf) to 60 (overleaf);

AND WHEREAS, subsequent to the death of the said first wife of the member no.1 of the VENDORS, the said member no.1 of the VENDORS married again with the member no.2 of the VENDORS; and, as such, all the VENDORS herein



- (a) That they are the absolute owners in possession of the plots of land described in the SCHEDULE hereinafter appearing;
- (b) That their title to the plots described in the SCHEDULE hereto is free, clear, and marketable, without any encumbrances, charges, liens, lis pendens, restrictions, and impediments of whatsoever nature against the same.
- (c) That they have not entered into any agreement, deed with any other person in respect of the said plots;
- (d) That there are no persons having any statutory rights such as tenancy, mundkarship, etc., in respect of the said plots described in the SCHEDULE hereto;
- (e) That the said plots described in the SCHEDULE hereto is available for construction of the building for residential purposes as per the zoning plan prepared by the Town and Country Planning Department.

AND WHEREAS, based on the representations, the PURCHASER has agreed to purchase the said plots described in the SCHEDULE hereto.

NOW THIS DEED WITNESSES AS UNDER:-

1. For a total price consideration of Rs. 4,35,200/- (Rupees Four Lakhs Thirty Five Thousand Two Hundred Only), the VENDORS do hereby CONVEY and TRANSFER, by way of absolute sale UNTO the PURCHASER the half (1/2) ideal and undivided share in the four plots described in the SCHEDULE hereinafter appearing, free of all encumbrances and with clear and marketable title thereto, so that the PURCHASER, from this date, shall HOLD, HAVE, ENJOY and POSSESS the half (1/2) ideal and undivided share in the said four plots described in the SCHEDULE hereto, along with half share in all that is situated therein and along with all easements, rights, interests, advantages, benefits and privileges etc. available to the said four plots or to the holder of such plots, as absolute owner of such share and forever.
2. The CONFIRMING PARTY has paid to the VENDORS the said total price consideration of Rs. 4,35,200/- (Rupees Four Lakhs Thirty Five Thousand Two Hundred Only), as part of the value of the construction of the building made for the VENDORS, as agreed, in the said Plot No.18 of the entire property surveyed under No. 114/3 of Ella Village,

which building is under completion and the CONFIRMING PARTY hereby undertakes to complete the same without claiming any further amount from the VENDORS, unless any extra works are demanded by any of the members of the VENDORS to be done in the said building and the CONFIRMING PARTY has carried out such extra works. The PURCHASER has already paid to the CONFIRMING PARTY the said price. Accordingly, the VENDORS hereby discharge the PURCHASER and the CONFIRMING PARTY from payment of the said price against the sale hereby executed.

3. The VENDORS shall be liable to sign all further documents, bonds, undertakings, declarations, affidavits, etc., for the purpose of transferring the said half ideal and undivided share in the said four plots hereby sold in the name of the PURCHASER and/or for the purposes of better confirming the title thereto in favour of the PURCHASER.
4. The market value of the half ideal and undivided share in the said four plots described in the SCHEDULE hereto, which are hereby sold, is also Rs. 4,35,200/- (Rupees Four Lakhs Thirty Five Thousand Two Hundred Only).

SCHEDULE

(a) Plot No. 19 of survey No.114/3 of the Village of Ella, situated within the limits of Village Panchayat of Se-Old Goa, Taluka and Sub District of Tiswadi, District of North Goa, in the state of Goa, having an area of 340.00 square metres, and bounded as follows :-

East : by the boundary of Village of Carambolim;
West : by 8 metres Sub-division road in survey No.114/3;
North: by plot No. 18 of survey No.114/3; and
South: by Plot No: 20 of survey No. 114/3

(b) Plot No. 20 of survey No.114/3 of the village of Ella, situated within the limits of Village Panchayat of Se-Old Goa, Taluka and Sub District of Tiswadi, district of North Goa, in the state of Goa, having an area of 329.00 square meters and bounded as follows :

East : by the boundary of village of Carambolim;
West : by 8 metres sub-division road in survey No.114/3;
North: by plot No.19 of survey No.114/3; and
South: by plot No. (20)²¹ of survey No.114/3.

(c) Plot No. 21 of survey No. 114/3 of the Village of Ella, situated within the limits of Village Panchayat of Se-Old Goa,

Taluka and Sub District of Tiswadi, District of North Goa, in the state of Goa, having an area of 311.00 square metres and bounded as follows :-

- East : by the boundary of Village of Carambolim;
- West : by 8 metres Sub-division road in survey No. 114/3;
- North: by Plot No. 20 of survey No. 114/3; and
- South: by Plot No. 22 of survey No. 114/3.

(d) Plot No. 22 of survey No. 114/3 of the Village of Ella, situated within the limits of Village Panchayat of Se-Old Goa, Taluka and Sub District of Tiswadi, District of North Goa, in the state of Goa, having an area of 300.00 square metres, and bounded as follows :-

- East : by the boundary of the Village of Carambolim;
- West : by 8 metres Sub-division road in survey No. 114/3;
- North: by Plot No. 21 of survey No. 114/3; and
- South: by space in Survey No. 114/3 left follow widening of the Public road leading from Old-Goa to Mandur, the proposed width of which is 15 metres.

The above demarcated four plots are indicated with their respective Numbers in the Plan annexed hereto. The said plots were formed as per the sub-division of the land bearing survey No.114/3 approved by the Associate Town Planner of Town

and Country Planning Department, Government of Goa, Panjim, vide their letter No.DE/5435/95/351 dated 14.8.1995, and also approved by the Village Panchayat of Se-Old Goa vide its letter No.VP/SOG/223/File/1995 dated 7.9.1995. The conversion of the land in respect of the entire survey no.114/3, including the plots described in the SCHEDULE hereto had been granted by the Deputy Collector and Sub-Divisional Officer, Panjim, vide Sanad No. CNV/TIS/33/93 dated 3.3.1994.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and signatures to this Agreement on the day, month and year first herein above written.

SIGNED AND DELIVERED by the within named Shri. DEVDATTA A. MHAPSEKAR, as the Constituted Attorney for the within named VENDORS:



SIGNED AND DELIVERED by Smt. SUNITI DEVDATTA MHAPSEKAR the within named PURCHASER:

S. Hapsekar.

SIGNED AND DELIVERED by the within named Shri. DEVDATTA A. MHAPSEKAR, the within named CONFIRMING PARTY:

[Signature]

WITNESSES :-

1. Rodrigues.
(MISS FELICIA RODRIGUES)

2. [Signature]
Ranaji D. Dargate

- 51) 1) Devdatta Mahapatkar alias Devdatta Anand Mahapatkar
 126) S/o Anand Sadashiv Mahapatkar, 40 yrs old, businessman
 or attorney of:-
 a) Mahabaleshwar Vinayak Ghantkar, s/o Vinayak
 Ganan Ghantkar, married, advocate landlord
 65 yrs old.
 b) Lalitha Mahabaleshwar Ghantkar, d/o late
 Krishna motu Babhu Ghantkar, 42 yrs old both
 s/o Hiralal, Behind Hotel Goa International
 Tonca Cozangalem, Thana Goa
 c) Lina Yateen Hegde Dessai nee Lina Ghantkar
 d/o Mahabaleshwar Vinayak Ghantkar, 25 yrs old.
 d) Yateen Narendra Hegde Dessai, s/o Narendra
 Govind Hegde Dessai 28 yrs old, both r/o Quebra
 Goa
 2) Sumiti Devdatta Mahapatkar, d/o late Keshinath
 Babhu, 38 yrs housewife r/o Comba morguo Goa

Executing party _____

limits execution of the so called _____

7/1/99

7/1/99

Deed, dated 6/4/1999

556
 412 to 433
 I 760
 13/4/99

Note of Return! - This document
 will be returned on 13/4/99





गोंय गोवा GOA

Sr.No. 83363 Place of Vendor: Margao, Date of Issue: 18/2/08

Value of Stamp: 20/-

Name of the purchaser: Jedattu Napsaka

Residing at: Margao Goa

Son of: _____

01AA 158817

Socorro R. M. Fernandes
Osia Commercial Arcade,
Shop No. C-16, SGPDA Market,
Margao - Goa
LIC No. JUD/VEN-LIC/2006/AC-1

Balao
Signature of the Vendor

[Signature]
Signature of Purchaser

Stamp: 833

Value of Stamp: 20/-

Value of Stamp: 100/-

Value of Stamp: 13/7/2008

Value of Stamp: 8

Value of Stamp: 13/7/2008

Value of Stamp: 8

Value of Stamp: 13/7/2008

Value of Stamp: 8

Value of Stamp: 13/7/2008

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Value of Stamp: 13/7/2008

SUB-REGISTRAR
ILHAS

DEED OF RECTIFICATION
(of Deed of Sale dated 01.04.1999)

\$Thapseran.

SUB-REGISTRAR
ILHAS

13/7/2008

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THIS DEED OF RECTIFICATION is made at Margao, Goa, on this Third day of the month of February in the Gregorian Calendar Year Two Thousand Eight (03.03.2008);

BETWEEN

1. Shri **MAHABALESHWAR VINAYAK GHANTKAR**, son of Vinayak Waman Gantkar, married, advocate and landlord, aged about 73 years; and his wife,
2. Smt. **LALITHA MAHABALESHWAR GHANTKAR**, daughter of late Krishna Mortu Prabhu Gaonkar, aged about 50 years, housewife; both residing at Hirakunuj, behind Hotel Goa International, Tonca, Caranzalem, Ilhas, Goa;
3. Smt. **LINA YATEEN HEGDE DESSAI** nee **LINA GHANTKAR**, daughter of Mahabaleshwar Vinayak Ghantkar, aged about 33 years, advocate; and her husband,
4. Shri. **YATEEN NARENDRA HEGDE DESSAI**, son of Narendra Govind Hegde Dessai, aged about 36 years, engineer; both residing at Quepem, Goa; all hereinafter referred to as "**the VENDORS**" (which expression, unless repugnant to the context or meaning thereof, shall mean and include all their heirs, legal



A handwritten signature.

Shriharpur

representatives, administrators, executors and assigns) of the
FIRST PART;

AND

5. Smt. **SUNITI DEVDATTA MHAPSEKAR**, daughter of late Kashinath Prabhu, aged about 46 years, housewife, residing at Comba, Margao, Goa; hereinafter referred to as "**the PURCHASER**" (which expression, unless repugnant to the context or meaning thereof, shall mean and include her heirs, legal representatives, administrators, executors and assigns) of the **SECOND PART;**

AND

6. Mr. **DEVDATTA MHAPSEKAR** alias **DEVDATTA ANAND MHAPSEKAR**, son of Anand Sadashiv Mhapsekar, aged about 48 years, businessman, with office at Ground Floor, Arco Iris, Borda, Margao, Goa; hereinafter referred to as "**the CONFIRMING PARTY**" (which expression, unless repugnant to the context or meaning thereof, shall mean and include his heirs, legal representatives, administrators, executors and assigns) of the **THIRD PART;**

WHEREAS all parties executing this Deed of Rectification are Indian Nationals;



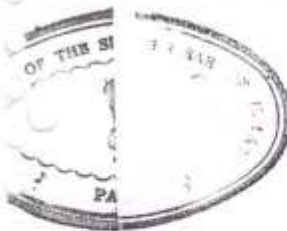
Smt. Suniti Devdattra Mhapsekar



78

4

AND WHEREAS vide the Deed of Sale dated 01.04.1999 duly registered in the Office of the Sub Registrar of Ilhas under No. 556 at pages 412 to 433 of Book I, Vol. 760 on 13.04.1999, the **VENDORS**, with due confirmation by the **CONFIRMING PARTY**, sold unto the **PURCHASER** half ideal and undivided share in Plot No. 19, Plot No. 20, Plot No. 21 and Plot No. 22 of the land bearing Survey No. 114/3 of the village of Ella, within the limits of Village Panchayat of Se-Old Goa, Taluka and Sub-District of Tiswadi, District of North Goa in the State of Goa, being the distinct and separated part of the land denominated "MISICOS" or "MUSGABHAT", which is described, as a whole, in the Land Registration Office of Ilhas under No. 1689 of Book B-no. 5 of New Series and also forming part of the land enrolled under Matríz No. 241 of the village Ella in the Land Revenue Office of Tiswadi/Ilhas;



AND WHEREAS, in the said Deed of Sale the **VENDORS** were represented by Mr. Devdatta Mhapsekar alias Devdatta Anand Mhapsekar viz. the **CONFIRMING PARTY** by virtue of the Power of Attorney dated 06.01.1996 duly executed by the **VENDORS** before the Notary of Panaji, Shri Shridhar Tamba under his Registration No. 19531, a certified copy of which Power of Attorney is already presented to the Sub-Registrar of Ilhas along with the said Deed of Sale dated 01.04.1999 as well as with another Deed of Sale dated

S. Mhapsekar

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09.04.1999 registered before the same Sub-Registrar under No. 594 at pages 133 to 158 of Book I, Volume 762 on 20.04.1999;

AND WHEREAS in this Deed of Rectification the **VENDORS** are also represented by the said Mr. Devdatta Mhapsekar alias Devdatta Anand Mhapsekar viz. the **CONFIRMING PARTY** by virtue of the Power of Attorney dated 06.01.1996 duly executed by the **VENDORS** before the Notary of Panaji, Shri Shridhar Tamba under his Registration No. 19531, a notarized true copy whereof is being again presented to the Sub-Registrar of Ilhas at the time of presentation of this instrument before him for registration under the Indian Registration Act, 1908;



AND WHEREAS, it is now found by all parties hereto, who are also the parties in the said Deed of Sale, that there are certain accidental/typographical errors in the said Deed of Sale, which need to be corrected by way of a rectification deed, so that the contents of the said Deed of Sale are clearly understood as per the intentions of the parties thereto;

AND WHEREAS the parties hereto, who are the parties to the said Deed of Sale, do hereby rectify the same in the manner stated herein below.

Sub-Registrar.

NOW THIS DEED OF RECTIFICATION WITNESSES AS UNDER:-

1. That the **VENDORS, the PURCHASER and the CONFIRMING PARTY** do hereby rectify the said Deed of Sale dated 01.04.1999 duly registered in the Office of the Sub Registrar of Ilhas under No. 556 at pages 412 to 433 of Book I, Vol. 760 on 13.04.1999, in the following manner:-

(i) In the sixth line of the recital at third paragraph of internal page 9 of the said Deed of Sale, which is actually the eighteenth line on the said page 9 thereof, the phrase "Book B-no. 85" found after the phrase "under No. 1689 of" and before the phrase "of the" is hereby corrected and be read as "Book B-no. 5";

(ii) In the ninth line of the Item No. (b) in the **SCHEDULE** at page 16 of the said Deed of Sale which corresponds to eighteenth line of the said page 16 thereof, the Southern boundary of the Plot No. 20 mentioned as "South : by plot No. 20 of survey No. 114/3." is hereby corrected and be read as "South : by plot No. 21 of survey No. 114/3."

2. Consequently, the said Deed of Sale dated 01.04.1999 duly registered in the Office of the Sub Registrar of Ilhas under



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No. 556 at pages 412 to 433 of Book I, Vol. 760 on 13.04.1999, shall herein after be read with the above mentioned corrections hereby effected, as if such corrections were already incorporated in the text of the said Deed of Sale, from its inception.

3. There shall be no other changes in the said Deed of Sale, which is hereby rectified.

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

SIGNED AND
DELIVERED by Shri.
DEVDATTA A.
MHAPSEKAR, Constituted
Attorney for the within
named **VENDORS**.



(Devdatta A. Mhapsekar)

[Handwritten signature]

[Handwritten signature]

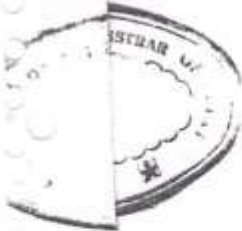
82

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(Right hand finger prints of
Devdatta A. Mhapsekar)



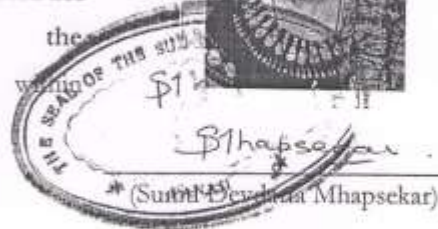
(Left hand finger prints of
Devdatta A. Mhapsekar)



[Signature]

Mhapsekar

SIGNED AND
 DELIVERED by Smt.
 SUNITI DEVDATTA
 MHAPSEKAR,
 the
 PURCHASER
 named



(Right hand finger prints of
 Suniti Devdatta Mhapsekar)



(Left hand finger prints of
 Suniti Devdatta Mhapsekar)



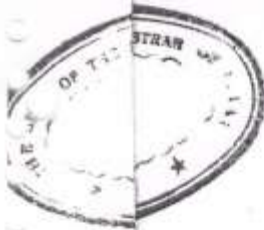
M. P. A.

S. Mhapsekar.

SIGNED AND
 DELIVERED by Shri.
 DEVDATTA A.
 MHAPSEKAR, the
 CONFIRMING PARTY,
 within named



(Right hand finger prints of
 Devdatta A. Mhapsekar)



(Left hand finger prints of
 Devdatta A. Mhapsekar)



[Signature]

S. Mhapsekar

85

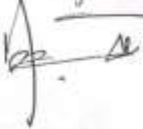
11

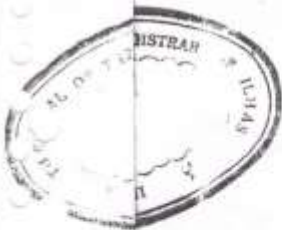
WITNESSES:-

1. SARISHA ZARAVATHA

2. Shreya Shinde



Shreya




① Mr. Devdatta Mhapsekar alias Devdatta Anand Mhapsekar, 50 Anand Sadashiv Mhapsekar, 48 yrs, businessman, with office at Gr. floor, Arab Inn, Borda. Margao Goa for self and as attorney of
 (a) Shri. Mahabaleshwar Vinayak Ghantkar, advocate, 33 yrs & his wife (Smt.) Lalitha Mahabaleshwar Ghantkar, 50 yrs, housewife, both Indian Nationals, 50 Terna Casanolem, Goa
 (b) Smt. Lina Yateen Hegde Desai nee Lina Ghantkar, 33 yrs, advocate & her husband (c) Shri. Yateen Narandra Hegde Desai, 36 yrs, engineer, both do Quipem, Goa. —
 (2) Smt. Seniti Devdatta Mhapsekar, do late Kashinath Prabhu, 46 yrs, housewife, do Comba, Margao - Goa. —

Executing party — 1 to 2
 admits execution of the so called
Rectification

✓ Mhapsekar.
 K

[Signature]
 13/3/08

SUB-REGISTRAR
 ILHAS

registered No. 851
 at pages 01 to 13
 Book No. In Volume No. 1933
 date 17-3-08

[Signature]
 Sub-Registrar



Note of Return - This Document



100006097434

Date : 14/03/2017

Page 1 of 1

Taluka TISWADI

तालुका

Village Ella

गांव

Name of the Field Musge Bhat

शेताचे नांव

Survey No. 114

सर्वे नंबर

Sub Div. No. 3-K

हिस्सा नंबर

Tenure

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop विरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोराद	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.12.80	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.12.80

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.12.80

LND/PART/155/2015 DATED 20/10/2015

Assessment : अंकाव	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कर्मजदाराचे नांव	Khata No. खाले नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Sunili Devdatta Mhapsekar		29170	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाले नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार Nil		

Details of Cropped Area पिकाव्हालील क्षेत्राचा तापशील

Sear सं	Name of the Cultivator लागण धारका-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irigated बागायत	Unirigated विरायत	Land not Available for cultivation जमीन इतर		Source of irrigation सिंचनाचा धारि	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र हे. आर. चौ. मी.		
	Nil									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.

OFFICE IN CHARGE
LAND RECORDS
VIDE GOVERNMENT ORDER
26/1/2001 RD (7376)
dated: 22/10/2011
Ethinx Inform Private Limited
Date of Issue
Place Panaji - Goa



GOVERNMENT OF GOA
Office of Inspector of Survey and Land Records
PANAJI - GOA

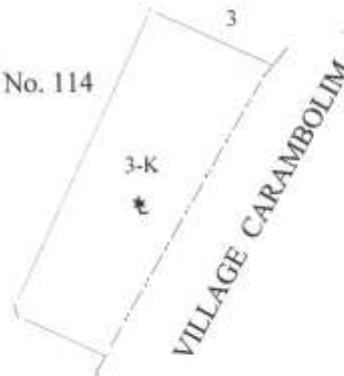


Plan Showing plots situated at
Village : ELLA
Taluka : TISWADI
Survey No./Subdivision No. : 114/ 3-K
Scale : 1 : 1000

Inward No: 483

P P Bandekar
SHRI PANKAJ P. BANDEKAR
Inspector of Survey &
Land Records.

SURVEY No. 114



Mitali

Generated By : Mitali Naik (D/Man Gr. II)
On : 16-03-2017

Bharat

Compared By: Bharat Shirodkar (H.S)

