

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 25000

पच्चीस हजार रुपये



Rs. 25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

082745

082745

Sr no. 12255 Place of issue MAPUSA Date 07/09/18

Value of stamp paper Rs 25000/-

Name of Purchaser M. Vengurtekar.

Residing at Mambai son of M. Vengurtekar.

There is no one single stamp paper for the value of Rs. 1,35,000/- additional stamp

papers for the completion of the value is attached along with.

Purpose Need of Sale G. Nair Transacting Parties

Signature of vendor M. Vengurtekar.

Signature of purchase P. Desai



3864/2018
7/9/2018
M

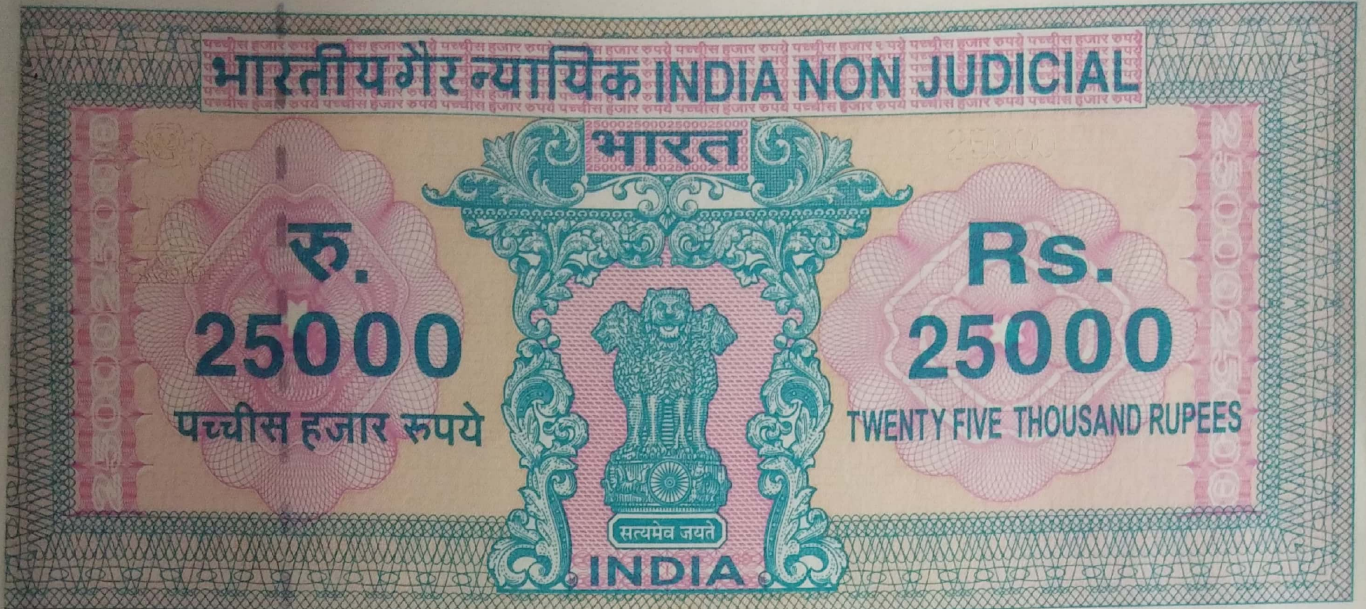
DEED OF SALE

.....2/-

[Signature]

M. Vengurtekar.

[Signature]



गोवा GOA

082746

082746

Sr No. 12255 Place of issue MARJUNA Date 07/09/18
Value of stamp paper Rs. 25000/-
Name of Purchaser M. Vengurlekar
Residing at Mumbai son of M. Vengurlekar
There is no one single stamp paper for the
value of Rs. 1,35,000/- additional stamp
papers for the completion of the value is
attached along with.
Purpose Need of Sale G. Nakh
Transacting Parties
M. Vengurlekar
Signature of Vendor
Signature of Purchase



- 2 -

DEED OF SALE

.....3/-

M. Vengurlekar

Block

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

गोवा GOA

082747

082747

Sr No. 12255 Place of and MAPUSA Date 09/09/18

Value of stamp paper Rs. 25000/-

Name of Purchaser M. Vengurlekar

Residing at Mumbai son of M. Vengurlekar

As there is no one single stamp paper for the value of Rs. 1,35,000/- additional stamp papers for the completion of this value is

attached along with Purpose Deed of Sale G. Nair

Transacting Parties

Signature of vendor M. Vengurlekar

Signature of Purchaser P. Dessai

- 3 -

DEED OF SALE

.....4/-

M. Vengurlekar



गोवा GOA

082774

082774

Sr No. 12255 Place of and MAPUSA Date 07/09/18

Value of stamp paper Rs. 25000/-

Name of Purchaser M. Vengurlekar

Residing at Mumbai son of M. Vengurlekar

As there is no one single stamp paper for the value of Rs. 1,35,000/- additional stamp papers for the completion of the value is attached alongwith.

Purpose Deed of Sale Transacting Parties

Signature of vendor

M. Vengurlekar

Signature of purchase

- 4 -

DEED OF SALE

.....5/-

M. Vengurlekar

Deed Ge

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

082775

गोवा GOA

Sr No. 12255 Place of and MAPUSA Date 07/09/18

Value of stamp paper Rs 25000

Name of Purchaser M. Vengurlekar

Residing at Mambai son of M. Vengurlekar.

As there is no one single stamp paper for the value of Rs. 1,35,000 additional stamp papers for the completion of the value is attached along with.

Purpose deed of sale Transacting Parties G. Naik

Signature of vendor M. Vengurlekar.

Date 22/16 P. Desai Signature of Purchase



- 5 -

DEED OF SALE

.....6/-

M. Vengurlekar.

Bank

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

गोवा GOA

044140

044140

Sr No. 12255 Piece of the MAPUSA Date 09/09/18

Value of stamp paper Rs. 10000/-

Name of Purchaser M. Vengurlekar

Residing at Mumbai son of Vengurlekar

As there is no one single stamp paper for the value of Rs. 1,35,000/- additional stamp papers for the completion of the value is attached alongwith.

Purpose Deed of Sale G. Naik
Transacting Parties

Signature of vendor M. Vengurlekar

In 22/18 P. Darnali Signature of Purchase

- 6 -

DEED OF SALE

.....7/-

Wade's

M. Vengurlekar

THIS DEED OF SALE, is made and executed
at Mapusa, Bardez, Goa, on this the 7th day of
the month of September, year 2018
(07.09.2018);

BETWEEN

1. SHRI.GURUDAS VASANT NAIK alias GURUDAS

VASSANT NAIK, son of Shri. Vassant Ladu
Naik, age 48 years, married, Indian
National, in business, Holder of Aadhar
card bearing no.6158-4043-4277 and PAN
card bearing No.AEGPN4897J, and his wife;

2. SMT.ROSHNA GURUDAS NAIK, d/o. Vithu

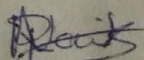
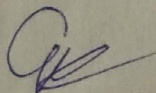
Nouso Mahamal, age 41 years, married,
housewife, holder of Aadhar Card bearing
No.5366-4939-9947 and PAN card bearing
No.AEGPN4893N, both residing at Flat
No.104/B, Khotla Saligao, Bardez-Goa,
hereafter referred to as 'VENDORS',

(which expression shall unless repugnant
the context or meaning thereof be deemed
to mean and include their heirs,
administrators, executors, legal
representatives and assigns) OF THE FIRST

PART.

AND

M. Vengurtekar.



3. **SMT.MINAL MILIND VENGURLEKAR**, wife of Shri.Milind Vengurlekar, aged 63 years, married, holding Pan card AERP3614G, Aadhaar Card 2245-1667-8808, Email Id <minal.vengurlekar@gmail.com>, Telephone No.+91-9819444752, residing at Flat No.11,4 Haji Ali Municipal Officers CHS Ltd, Keshavrao Khadye Marg, Near Lala College Haji Ali, Mumbai, Tulsiwadi-400034, hereafter referred to as the **"PURCHASER"** (which expression shall, wherever the context so requires or admits, means and include, theirs heirs, executors, administrators and assigns) **OF THE SECOND PART.**

All the parties to this Deed are Indian Nationals.

WHEREAS, there exist a Property known as **"RODRIGUES WADO"**, admeasuring an area of **649sq.mts**, Surveyed under Survey No.**209/2-A-1**, Village **Siolim**, Taluka Bardez, North Goa, State of Goa, hereinafter referred to as the **"Said Property"** and is better described in **"Schedule"** hereinderwritten;



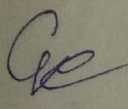
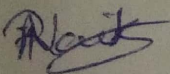
M. Vengurlekar.

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AND WHEREAS, the **SAID PROPERTY** was originally a part and parcel of the bigger property surveyed under Survey No.209/2, admeasuring an area of 1775sq.mts, Village Siolim (hereinafter referred to as the "**SAID BIGGER PROPERTY**") and was originally owned and possessed by Vincente Antao Fernandes alias Vincent Antonio Fernandes and Antonetta Fernandes alias Andrid Fernandes alias Andrade Fernandes alias Antonia Rodrigues E Fernandes.

AND WHEREAS, upon the death the said Vincente Antao Fernandes alias Vincent Antonio Fernandes and Antonetta Fernandes alias Andrid Fernandes alias Andrade Fernandes alias Antonia Rodrigues E Fernandes, an inventory proceeding was initiated before the Court of the Civil Judge Senior Division "B" Court at Mapusa bearing Case No.289/2016/B, wherein the Said Bigger Property, was divided into two(2) parts consisting of Plot A (inclusive of Road) admeasuring an area of 1275sq.mts and Plot B(inclusive of Road) admeasuring an area of 500sq.mts, which plots were independently listed as Item No.1 and 2 under the Final List of Assets.

m. vengulekar.

AND WHEREAS, Item No.1 (Plot A) was allotted to Michael Joseph Fernandes and Item No.2 (Plot B) was allotted to Gilbert Fernandes and thus, the Chart of Allotment was confirmed by virtue of Final Order dated 24th August, 2016, passed in the said Inventory Proceedings.

AND WHEREAS, the said Michael Joseph Fernandes, partitioned his Plot A from the said bigger property, to an extent of 975sq.mts, by excluding the road and the said Plot A, was surveyed under New Survey Number, i.e 209/2-A of Village Siolim.

AND WHEREAS, the said Michael Joseph Fernandes along with his wife, Perpetua Soccoro Fernandes, sold a part admeasuring an area of 649sq.mts, of the said Plot A, surveyed under Survey No.209/2-A, to the Vendor No.1 herein by virtue of Deed of Sale Dated 5th July, 2017, registered under registration No.BRZ-BK1-02847-2017 dated 05-07-2017.

AND WHEREAS, by virtue of the above the Vendor No.1 became the owner in possession and enjoyment of the said plot admeasuring an area

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of 649sq.mts of the said Plot A surveyed under Sy.No.209/2-A.

AND WHEREAS, the Vendor no.1 partitioned the Said Plot admeasuring 649sq.mts from the said Plot A surveyed under Sy.No.209/2-A and the said plot admeasuring an area of 649sq.mts was surveyed under New Survey No. i.e. 209/2-A-1, by virtue of Order dated 30th April, 2018, passed by the Deputy Collector of Bardez in Partition case bearing Case No.15/323/2017/PART/LAND.

AND WHEREAS, the Vendor No.1 is married to Vendor no.2 under the law of Communion of Assets and therefore, Vendor No.2 has acquired equal right, title, interest in the estate of her husband.

AND WHEREAS, the Vendors have obtained Conversion Sanad with respect to the said property, bearing Ref No.4/195/CNV/AC-III/2018/930 dated 07-08-2018, issued by the Office of the Additional Collector-III- North Goa.

AND WHEREAS, the Purchaser herein has approached the Vendors to purchase the **SAID PROPERTY** more fully described in the Schedule hereinunder written and the Vendors have

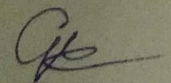
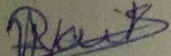
M. Vengustekar.

agreed to sell the same for the total sale consideration of Rs. 45,00,000/- (Rupees Forty Five Lacs only) which is the present fair market value of the said property.

AND WHEREAS, the Vendors have represented to the Purchaser that they are the sole and absolute owners in possession of the **SAID PROPERTY** including the rights and benefits attached thereto and no one else has any right, title or interest in the **SAID PROPERTY** and the Vendors are absolutely seized and possessed of and otherwise well and sufficiently entitled to the **SAID PROPERTY**.

AND WHEREAS, the Vendors have further represented that:-

- a. They have all the rights to deal with or dispose the SAID PROPERTY and they do not require any consent, permission or No Objection Certificate from any third Party.
- b. They have not done, committed or omitted to do any acts, deeds, things, matter whereby or by any reason whereof the Vendors are prevented or prohibited from


M. Vengurlekar.

dealing with, disposing of or transferring SAID PROPERTY.

c. The SAID PROPERTY is not subject to any lien, mortgage, charge, encumbrances, liability, litigation, adverse claim or lis-pendens and prior to the execution hereof and that, the Vendors have not entered into any contract, agreement or any other arrangement creating right, title, interest or otherwise in respect of the SAID PROPERTY.

d. The SAID PROPERTY are not a subject matter of any pending litigation nor of any attachment, either before or after judgment, and that, there is no subsisting Order under any of the applicable laws which prohibits or prevent the Vendors from dealing with or disposing of the SAID PROPERTY.

e. No notice/s is/are pending against the Vendors and/or any person on their behalf, whether from the



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m. Vengurlekar.

local authorities or from the Government or otherwise, for requisition and/or acquisition of the SAID PROPERTY and the Vendors are entitled to sell and transfer the SAID PROPERTY to the Purchaser without any permission and/or consent.

f. That the Vendors have not entered into any Agreement for sale, transfer, lease or any other agreement/ MOU etc. with any other third party concerning the SAID PROPERTY nor have they agreed to sell or encumber or mortgage the same in any manner whatsoever.

g. No Notification is issued under any Ordinance Act, Statute/Rules or regulations affecting the SAID PROPERTY or acquiring the **SAID PROPERTY** whereby VENDORS are prevented from selling the **SAID PROPERTY**.

h. That there are ~~no~~ outstanding taxes or any other outgoings payable in




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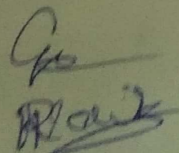
M. Vengurlekar.

respect of the SAID PROPERTY as on the date of the execution of this sale deed and if any the same have been cleared by the VENDORS.

1. That, the VENDORS have not mortgaged the SAID PROPERTY to any bank, financial institution or private financiers.

NOW THIS CONVEYANCE WITNESSETH AS UNDER:-

- 
1. That, the aforesaid recitals are made an integral part of this sale deed.
 2. That in consideration of the amount of Rs.45,00,000/- (Rupees Forty Five Lacs only), being paid by the Purchaser to the Vendors, vide Demand Draft dated 01-09-2018, HDFC Bank, Dahisar Anand Nagar Branch. The receipt of which, the Vendors hereto do hereby admit and acknowledge and release and discharge the Purchaser of the same in full and the Vendors as absolute Owners do hereby convey by way of sale unto the Purchaser the SAID PROPERTY i.e (a) Property known as "RODRIGUES WADO", admeasuring an area of



M. Vengurlekar.

649sq.mts, Surveyed under Survey
No.209/2-A-1, Village **Siolim**, within the
limits of Village Panchayat of Siolim,
Taluka Bardez, North Goa, State of Goa,
better described in "**Schedule**"
hereinderwritten along with access,
ingress and egress on the access road, as
well as all the easements, paths, right
of way, privileges and appurtenants,
belonging thereto, TOGETHER WITH all
trees, structures, fences, hedges,
lights, liberties, privileges, easements
and appurtenances whatsoever of and
belonging to or in any way appertaining
or usually held or occupied therewith or
reputed to belong or be appurtenant
thereto, AND ALL the estate, right,
title, interest, claim and demand
whatsoever of the said Vendors in or to
the **SAID PROPERTY**, is hereby conveyed and
every part thereof to hold the same unto
the Purchaser forever absolutely
uninterruptedly, TO HAVE AND TO HOLD the
same, in perpetuity and hereditaments or
any part thereof belonging to, anywise
appearing now or at any time hereto
before, usually held, occupied,

M. Vengurtekar.


repudiated or enjoyed or reputed to belong or be appurtenant thereto AND ALSO ALL the estate, right, title, interest, use, trust, inheritance, possession, benefit, claim and demand whatsoever, both at law and equity, of the Vendors in respect of the **SAID PROPERTY**.

3. The Vendors have today put the Purchaser in unconditional exclusive, peaceful and vacant physical possession of the **SAID PROPERTY** to be held by the Purchaser without any harm or hindrance from the Vendors and or any other person claiming through the Vendors.

4. The Vendors hereby covenant with the Purchaser as under:-

a. That the **SAID PROPERTY** are free from encumbrances of any nature whatsoever.


b. That, the Title of the Vendors to the **SAID PROPERTY** is clear, legal, valid and marketable and is subsisting and the Vendors are lawfully entitled to sell and alienate the same.



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c. That the Vendors have not created any Third Party rights upon and to the **SAID PROPERTY** nor is there any notice of Land Acquisition issued against the **SAID PROPERTY**, and that they have not entered into an Agreement in respect of the **SAID PROPERTY** with anybody and that there are no tenants, sub-tenants or any other person holding any title, interest and/or rights of whatsoever nature in the **SAID PROPERTY**.

d. The VENDORS further declare and confirm that there is no dispute or suit pending in respect of the **SAID PROPERTY** in any Court of Law whatsoever;

e. That the **SAID PROPERTY** hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever

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m. vengurlekar.

from the Vendors or any other person whomsoever.


f. The Vendors hereby declare and confirm that there is no notice / letter/ correspondence pending in respect of the **SAID PROPERTY** from the Village Panchayat, Town and Country Planning office, Revenue office or for that matter any other office, authority, local, state or central Govt and its bodies.

5. The Vendors do hereby give their explicit and express consent to the Purchaser to get the name of the Purchaser recorded in the Survey Record in respect of the **SAID PROPERTY** and for that purpose to conduct Mutation Proceedings before the Appropriate Authority. The Vendors do hereby further agree and assure the Purchaser to sign and execute all such other documents and give NOC for the above purpose as and when required by the Purchaser or any other govt body/ authority.



[Signature]

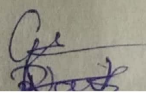
M. Vengurlekar.



6. That the Vendors shall at all times hereinafter indemnify and keep indemnified the Purchaser and his/her transferees against any loss, damages, costs, charges, expenses, if any suffered by reason of defect of title in the **SAID PROPERTY** or any breach of the covenants or claim by any other heirs in respect of the **SAID PROPERTY**.

7. The Vendors undertake to execute all documents, applications and/or transfer forms as shall be required in order to get the **SAID PROPERTY** transferred in the name of the said Purchaser.

8. The Vendors shall, at all times hereafter, whenever called upon by the Purchaser, do execute or cause to be done and executed all such further lawful and reasonable acts, deeds, matters, things and assurances whatsoever for further and more perfectly and absolutely



m. Vengurlekar.

granting and assuring the **SAID PROPERTY** (more particularly described in the Schedule hereunder) in the manner aforesaid as may be reasonably required.

9. The Vendors hereby undertake to, and give their consent to the Purchaser for obtaining the change of the relevant government records in the Survey and other registers so as to bring the **SAID PROPERTY** in their name in the said records, after the execution of the present Sale Deed.

10. That, if at any time, it is found that any other person/s has got right, title and/or interest in the **SAID PROPERTY** and/or there is any defect in the title of the said Vendors whereby the Purchasers right, title and interest in the **SAID PROPERTY** is in any way affected and/or at stake than the Vendor shall be liable to cure the defect in the title of the SAID PROPERTY at their own cost and expenses and

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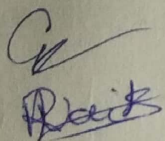
m. Venkateshkar.

ensure that the Purchasers get a clean title to the same.

11. The Vendors agree and render themselves liable to pay all the outgoing in respect of local and corporation taxes, and any other claims/dues in respect of the SAID PROPERTY, if any, prior to the date of execution of these presents and shall keep the interest of the Purchaser duly indemnified, held harmless, safe and unaffected in respect of the same.

12. The Vendor declares that the subject matter of this Sale Deed does not pertain to the occupancies of person belonging to Schedule Caste and Schedule Tribe.

13. The present fair Market value of the **SAID PROPERTY**, admeasuring an area of 649 sq.mts is Rs. 45,00,000/- (Rupees Forty Five Lacs only) @ Rs.6,933/- per sq.mt and therefore, the Stamp duty to be paid thereon is Rs.1,35,000/- (Rupees One Lac Thirty



M. Vengurlekar.

Five Thousand Only)@ 3%. The cost of
Stamp duty and Registration fee is
born by the Purchaser.

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M. Vengurlekar.



SCHEDULE

(SAID PROPERTY)

ALL THAT Property known as "RODRIGUES WADO", admeasuring an area of 649 sq.mts, Surveyed under Survey No.209/2-A-1, Village Siolim, Taluka Bardez, North Goa, State of Goa, and bounded as hereunder:-

Towards the North:- By property bearing Sy. no.209/2-A of Siolim;

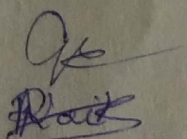
Towards the South:- By property bearing Sy. No.209/2 of Siolim;

Towards the East:- By Road;

Towards the West:- By property bearing Sy. no.209/1 & 10, Siolim;

Plan Annexed herewith shows the Said property delineated in the red Colour Boundary Line.

IN WITNESS WHEREOF, this deed is signed by the Vendors and by the Purchaser on the date above mentioned in the presence of two attesting witnesses.



M. Vengalekar.

SIGNED, SEALED AND DELIVERED BY THE WITHIN
NAMED VENDOR No.1: GURUDAS VASANT NAIK:



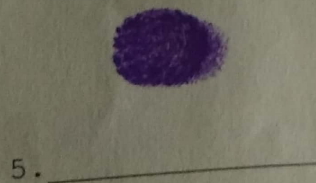
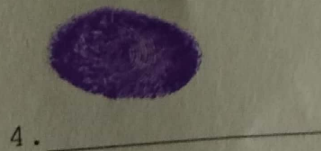
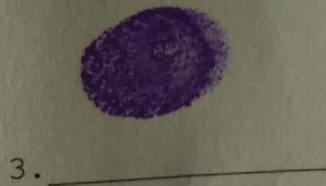
GK

SHRI. GURUDAS VASANT NAIK

Fingerprints:

Left hand

Right hand



GK

Hand

M. Vengurlekar.

SIGNED, SEALED AND DELIVERED BY THE WITHIN
NAMED Vendor No.2, SMT.ROSHNA GURUDAS NAIK.



SMT.ROSHNA GURUDAS NAIK



Fingerprints:

Left hand

Right hand



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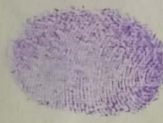
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4. _____



5. _____



1. _____



2. _____



3. _____



4. _____



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M. Vengurtekar.

SIGNED, SEALED AND DELIVERED BY THE WITHIN
NAMED PURCHASER, SMT.MINAL MILIND VENGURLEKAR:



M. Vengurlekar.

engurlekar.

Fingerprints: SMT.MINAL MILIND VENGURLEKAR

Left hand

Right hand



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3. _____



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5. _____



1. _____



2. _____



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4. _____



5. _____

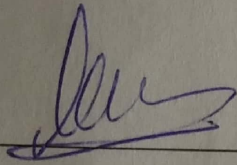
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M. Vengurlekar.

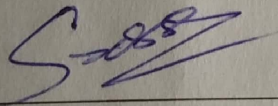
WITNESSES:-

1.

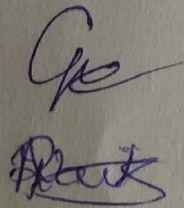


Mr. Bahubali Patil

2.



Mr. Siddhesh R. Prabhudesai



M. Vengurlekar.



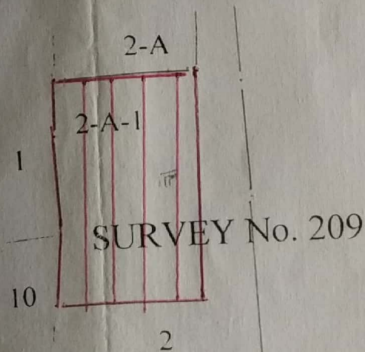
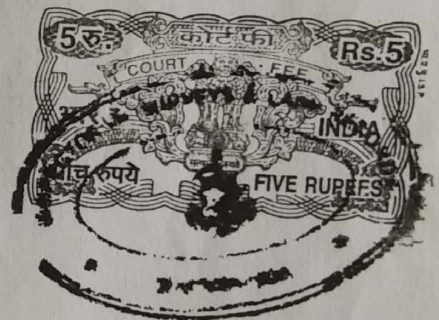
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA

Inward No: 4399

Plan Showing plots situated at
 Village : SIOLIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 209/ 2-A-1
 Scale : 1 : 1000



[Signature]
 (Rajesh R. Pai Kuchelkar)
 Inspector of Survey &
 Land Records.



[Signature]
 Raik

m. Vengurlekar.



Generated By : Pratap Moulekar (D'Man Gr. II)
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Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 07-09-2018 11:05:11 AM

Document Serial Number : 3864



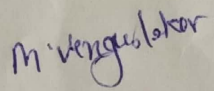
Presented at 10:50:00 AM on 07-09-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	90000.00
2	Processing Fees	480.00
	Total :	90480.00

Stamp Duty Required: 135000.00

Stamp Duty Paid: 135000.00




Minal Milind Vengurlekar presenter

Name	Photo	Thumb Impression	Signature
Minal Milind Vengurlekar, W/o Milind Vengurlekar , Married, Indian, age 63 Years, House-Wife, r/o Flat no 11,4, Haji Ali Muncipal Officers CHS Ltd, Keshavrao, Khadye Marg, Near Lala College Haji Ali, Mumbai, Tulsiwadi-400034.			



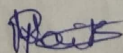
Endorsements

Executant



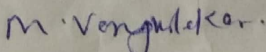
1 . Gurudas Vasant Naik @ Gurudas Vassant Naik, S/o Vasant L Naik, Married, Indian, age 48 Years, Business, r/o H.no 104/B, Khotula Saligao, Bardez Goa. AEGPN4897J

Photo	Thumb Impression	Signature
		

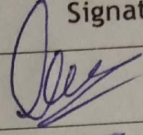
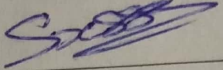
2 . Roshna Gurudas Naik, W/O Gurudas Vasant Naik, Married, Indian, age 41 Years, House-Wife, r/o H.NO.104/B, Kotla, Saligao, Bardez-Goa Pan no AEGPN4893N

Photo	Thumb Impression	Signature
		

3 . Minal Milind Vengurlekar, W/o Milind Vengurlekar, Married, Indian, age 63 Years, House-Wife, r/o Flat no 11,4, Haji Ali Muncipal Officers CHS Ltd, Keshavrao, Khadye Marg, Near Lala College Haji Ali, Mumbai, Tulsiwadi-400034.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Bahubali Patil , S/o Gangadhar Patil, Married, Indian, age 57 Years, Service, r/o Acoi, Mapusa bardez Goa	
2	Siddhesh Prabu Desai , S/o Raghunath Prabhudesai, Married, Indian, age 29 Years, Advocate, r/o Ansabhat, Mapusa Bardez Goa	

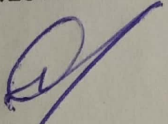
Mutation Challan Paid vide Challan No 201800777397 of Rs. 1000/- dated 7.9.2018.

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune


Sub-Registrar
BARDEZ


Sub-Registrar
BARDEZ

3864/18

Book-1 Document
Registration Number BRZ-BK1-03985-2018
CD Number BRZD803 on
Date 07-09-2018

Sub-Registrar (Bardez)

SUB-REGISTRAR
BARDEZ

Scanned By: *stobha*

Signature: *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune