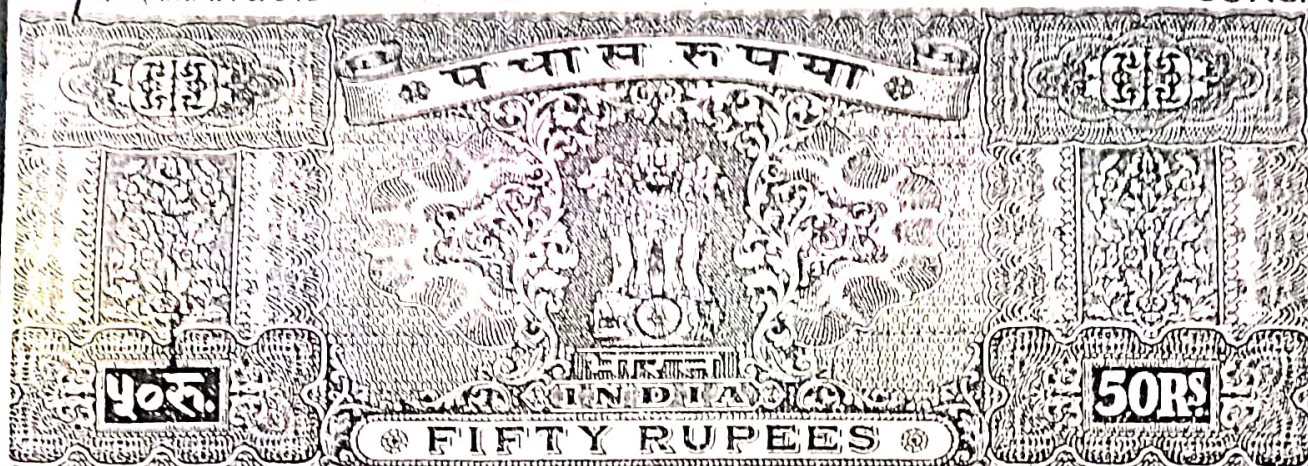




501. 2/1/74
 11-20
 25-7-1974

Sub Registrar
 Bardes

Receiving fees 10/-
 Registration Rs. P
 Copying & Folios (6) 10-00
 Copying under 10/- 4-80
 Postage 2-00
 Total Rs. 16-80

Balkrishna Datta Salgar.

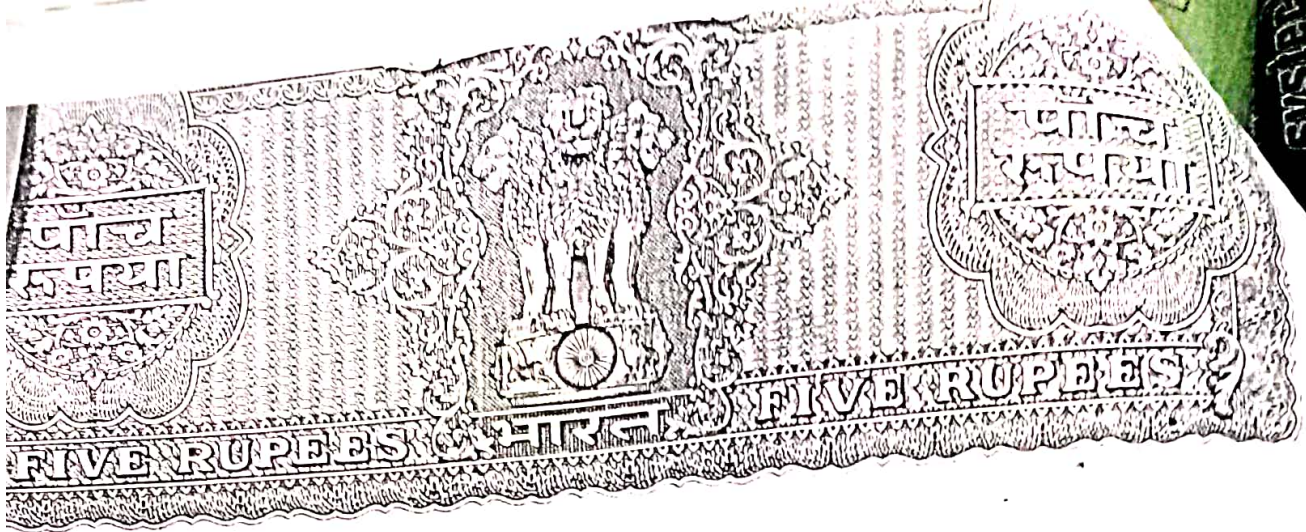
4.1. 25/7/74
 Sub Registrar
 Bardes

Sub-Registrar 25/7/74

Deed of Sale

The present deed of sale is made this twenty fifth day of July 1974, between Mrs. Julia ^{J.P.B.S.} ~~Pinto~~ Pinto, widow of Felicio Xavier Pinto, aged about 62 years, housewife, daughter of Napoleao Fernandes, (hereinafter called the Vendor) of the one part and Balerisna Datta Salgar, bachelor, aged about 29 years, son of Datta Balerisna Salgar, in service, (hereinafter called the Purchaser) of the other part, both residents of Assagao subdistrict of Bardes, district of Goa, both Indian Nationals, on the terms and conditions as under:

Whereas the ^{J.P.B.S.} ~~xxxxxx~~ Vendor is the absolute owner in possession of two plots of the property denominated Pimplachem bata, situated in the village of Assagao Gram Panchayat of Assagao Taluka Bardes subdistrict of Bardes and district of Goa, described in the Land Registration Office of Bardes under the No 19433 pg. 102 v of book B 50, ^{J.P.B.S.} ~~xxxxxx~~ bounded the entire property on the east with the heirs of Inacio Pinto on the west with the heirs of Antonio Monteiro and Nascimento Dias on the north with Damasceno Pinto and on the south with public road and enrolled in the Land Revenue Office under the N^o 1224 of first circ., surveyed under the N^o 214 subdivision 4.

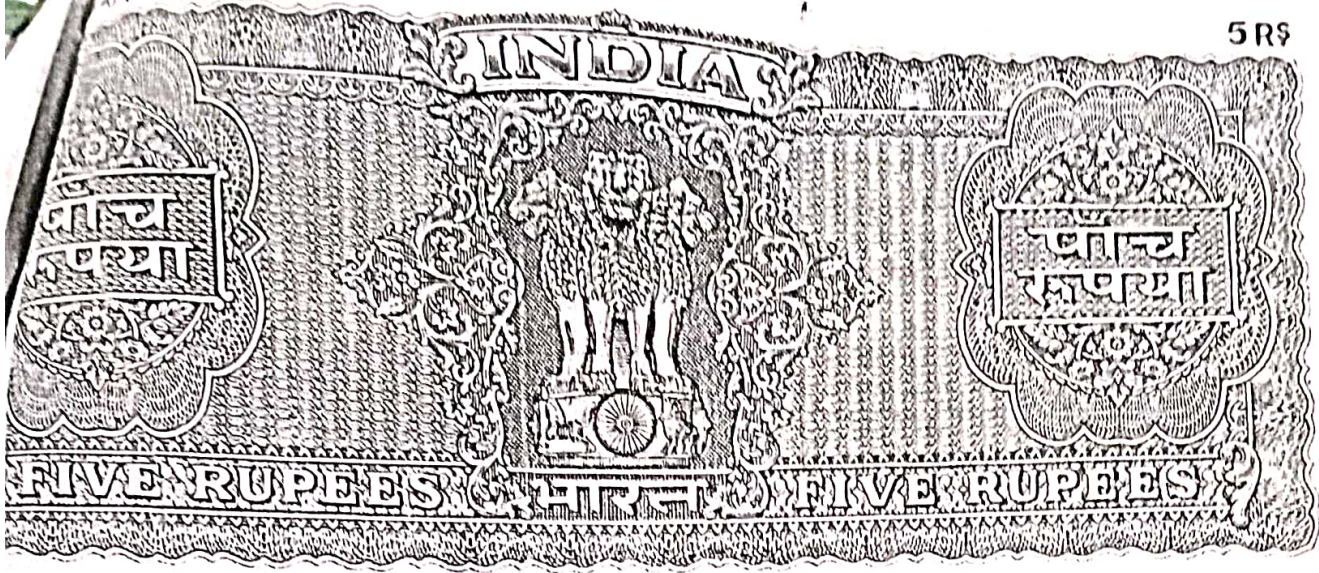


Whereas the Vendor has agreed with the Purchaser for the absolute sale of an area of 2581.25 sq. metres of those plots measuring its sides as follows: 15.50 metres by ~~breadth~~^{P.S.} breadth and 85.50 metres by length which is bounded at present on the east with John Caetano Pinto on the west with Pio Pinto, on the north with Caetano Francisco Soares and on the south with the remaining part of this plot from the private road existing therein and the other one which has 80 metres by length and 15.70 metres by breadth it is bounded at present on the east with John Caetano Pinto on the west with the heirs of Venctexa Siredcar^{P.S.} on the north with ~~Damasceho~~^{P.S.} Pinto and paddy field and on the south with Caetano Francisco Soares.

The above described plots with an area of 2581.25 sq. metres it is agreed to sell at a price of Rs. 1000// (Rupees one thousand only) being the full price of that specified area of those plots(The ~~receipt~~^{P.S.} receipt and payment whereof the vendor hereby admits and acknowledges).

Now this Deed witnesseth that in consideration of the sum of Rs. 1000// (Rupees one thousand only) paid by the purchaser to the vendor as aforesaid. The vendor doth hereby grant unto the purchaser the absolute ownership of the said area of those plots together with all the rights, title and interest of the vendor unto and upon the same, free from all the encumbrances.

The vendor hereby states that she has received the amount of Rs. 1000/ (Rupees one thousand only) from the purchaser being the full price of the said area of those plots within described which has been sold to him (purchaser) with all the rights, title and interest thereof.



J P Bhat

In witness whereof the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

Vendor, Julia Pinto

Purchaser, Balkrishna D. Salkar,

Witnesses: Ramesh B. Hark

Proa C. C. C. C.

1. Mrs. Julia Pinto, widow, 62 years, housewife, daughter of Agostino Fernandes, resident of Amoyao

2. Mr. Balkrishna Salkar, bachelor, 29 years, son of Balkrishna Salkar, resident of Amoyao.

Executing parties, one of them

admits execution of the deed

being along with the vendor

of Sale and Put his signature

1. Julia Pinto



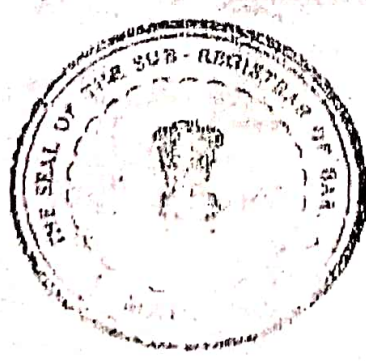
2036 11/22/74 8
B. D. 8
D. 3

Mr. George Cantano, Director, Immigration and Naturalization Service, Washington, D.C.
Subject: [illegible] [illegible] [illegible]

George Cantano
[illegible signature]

Registered No. 536/74
of 12001 No. 1, Vol. 1, 27 at [illegible]
Date 28th August 1974

Sub-Registrar



and subscribed their respective hands on the day, month and
the year first herein above mentioned at Mapusa, Bardez, Goa
in token of acceptance of the same.

VENDORS :

1. L. T. I. of  Mainavati V.
Shirodkar.

2. Ganesham V. Shirodkar

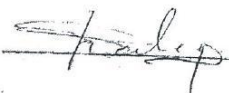
3. श्री ११२१०२

PURCHASER :

Balkrishna D. Salkar

WITNESSES :

1. 

2. 

- 1) - Mainavati Shirodkar, widow landlady, do
Sadashiva Vaigantkar & Co. Assages
- 2) - Ganesham Shirodkar, married, businessman
O/o Vankatesh Shirodkar & Co. Assages
- 3) - Lata Shirodkar, married, housewife, do
Vankatesh Vaigantkar & Co. Assages
- 4) - Balkrishna Datta Salkar, married, businessman
O/o Datta Salkar & Co. Assages



- 15 -

SCHEDULE I HEREINABOVE REFERRED TO:-

ALL THAT PIECE OR PARCEL OF LAND comprising the said rural property presently known as "Bhawatowado" situated in the ward Bountavaddo, of Village Assagao, within the limits of the Village Panchayat of Assagao, Bardez Taluka, Sub district of Bardez, District of North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Land Revenue Office, but presently surveyed under Survey no.214, Sub division no.12 (Survey no.214/12) of Village Survey of Assagao, Bardez, Goa, and bounded :-

On the east : by the property of Balkrishna Datta Salkar, bearing Survey no.214/4;

On the west : by the property of Balkrishna Datta Salkar, bearing Survey no.214/3;

On the north : by property of Balkrishna Datta Salkar, bearing Survey no.214/4;

On the south : by the properties of Balkrishna Datta Salkar and Mohan Xamba Dhargalkar, bearing Survey nos.214/4 and 214/11;

The total area of this property admeasures 125 Sq. mts. and its market value is Rs.10,000/- (Rupees ten thousand) only.

.....16/-

IN WITNESS WHEREOF, the said VENDORS and the said PURCHASER having read over all the contents hereinabove, and having understood the same, have hereto in token of their acceptance and acknowledgement thereof, set and subscribed their respective signatures, on the day, month and year first hereinabove written.

SIGNED AND DELIVERED BY THE WITHINNAMED THE VENDORS :

1. Francis Pontus Dantas Ldantas
(FRANCISCO PONTUS DANTAS)

2. Josephina Rosa Dias e Dantas Hantos
(JOSEPHINA ROSA DIAS E DANTAS)

3. Lina Elvira Francisca Nunes e Dias Dias
(LINA ELVIRA FRANCISCA NUNES E DIAS)

SIGNED AND DELIVERED BY THE WITHINNAMED THE PURCHASER :

Balkrishna D. Salkar Balkar
(BALKRISHNA DATTA SALKAR)

.....17/-

IN THE PRESENCE OF THE WITNESSES :

1. Max Gonsalves
2. Dantas Synora Belmira Dantas



RECEIPT

RECEIVED THE DAY, MONTH AND YEAR FIRST
HEREINABOVE WRITTEN OF AND FROM THE
WITHIN NAMED THE PURCHASER MR. BALKRISHNA
DATTA SALKAR, THE TOTAL SUM OF Rs.10,000/-
(RUPEES TEN THOUSAND) ONLY, VIDE CHEQUE
BEARING NO.0288833, DATED 24TH JULY 2001,
FAVOURING THE VENDOR NO.1 FRANCISCO
PONTUS DANTAS, AND DRAWN ON BANK OF
INDIA, MAPUSA - GOA BRANCH, FOR THE SUM OF
Rs.10,000/- (RUPEES TEN THOUSAND) ONLY,

.....18/-

BEING THE TOTAL CONSIDERATION ABOVE
MENTIONED, TO BE PAID BY HIM TO US.

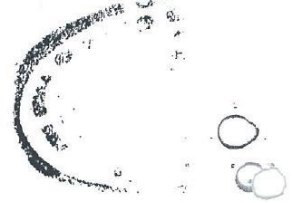
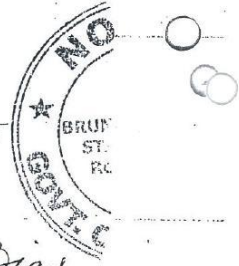
Rs. 10,000/-

WE SAY RECEIVED

1. Francis Pontus Dantas L. Dantas
(FRANCISCO PONTUS DANTAS)

2. Josephina Rosa Dias e Dantas Dantas
(JOSEPHINA ROSA DIAS E DANTAS)

3. Lina Elvira Francisca Nunes e Dias Dias
(LINA ELVIRA FRANCISCA NUNES E DIAS)

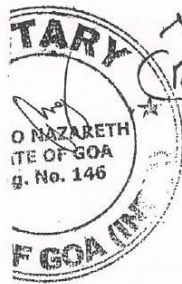


1) Mr Francisco Pontus Dantas,
56, do late Amancio A-Dantas
Service and his spouse

2) Mrs Josephina Rosa Dias e
Dantas, alias Dory Dantas, alias
Josephina Rosa Joaquina Teodolinda
Manso Dias, 48, and

3) Mrs Lina Elvira Francisca
Nunes e Dias, age 67, do late Caetano
Philp Nunes, do Mezalvado, Assaga

4) Mr Balkrishna Datta
Salgar, 55, do Datta B. Salgar
do Bountavado, Assaga.
Bardz - Assa



executing party
admits execution of the so called
deed



1 Francis Pontus Dantas L. Dantas

2 Josephina Rosa Dias e Dantas J. Dantas

3 Lina Elvira Francisca Nunes e Dias L. Dias

4 Balkrishna D. Salgar B. Salgar

Adv. Shripad Gaur, do
Shrihari Gaur, major

Unyari Unyari Unyari
and known to the Registrar
states that he personally knows
the above executant and identifies
him.

• Staves

Staves
THE REGISTRAR
24/7/2005

Registered No. 1543
Pages 430 to 447
Book No. I Page No. 837
Date 25th July 2001

Sub-Registrar



Note of Return:

This document will be returned on 25/7/2001.

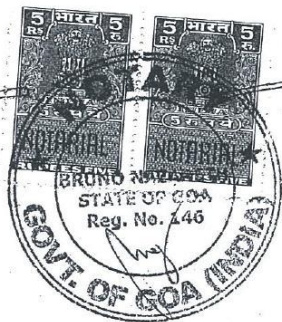
REGISTRAR
ARDEK

TRUE COPY

Certified that this document is a true copy
of the original document which is a Deed
of Sale of Property dated
25th July 2001

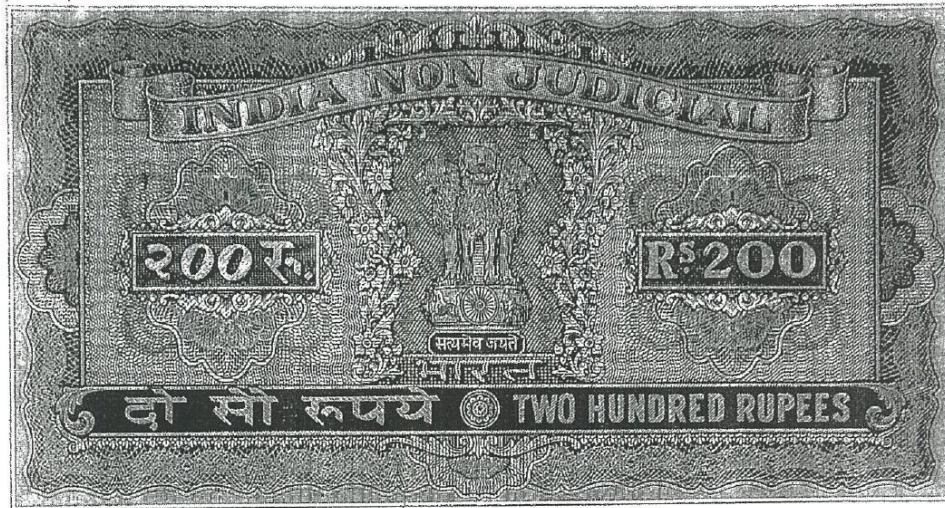
Place & Date: Mafusa 11/8/2001
Reg. No. 825/2001

BRUNO NAZARETH
ADVOCATE & NOTARY
STATE OF GOA - INDIA



GOA, DAMAN & DIU

200Rs.



Serial No. 1117/86
Presented at the Office of the
Sub-Registrar of *Bardez*
between the hours of 3 p.m.
and 4 p.m. on 25-8-1986

Balkrishna D. Salkar

P. S. Salkar
SUB-REGISTRAR
BARDEZ

Received fees for:
Registration

Copying (Nil)

Copying and stamps

Stamp *C. F. C. (15)*

Stamp *P. F. C.*

Total Rs.

Rs. Rs.

75-00

2-00

0-75

3-00

80-75

P. S. Salkar

Sub-Registrar

SALE DEED

THIS DEED OF SALE is made and executed in the
city of Mapusa, on this 25th day of the month of August
in the year 1986,

between

1. SMT. MAINAVATI v. SHIRODAR, aged 60 years, widow,
daughter of Bhausaheb Valgenkar



-: 2 :-

2. SHRI GANASHAM VENKTESH SHIRODKAR, married, aged 30 years, businessman, son of late Venktesh Shirodkar and his wife,

3. SMT. LATA GANASHAM SHIRODKAR, aged 25 years, housewife, daughter of Vassudev Vaigankar, all residents of Assagao, Bardez, Goa, herein after called the "VENDORS" (which term or expression unless repugnant to the context or meaning thereof shall mean and deemed to include their heirs, executors, administrators, successors and assigns) of the FIRST PART.

A N D

4. SHRI BALKRISHNA DATTA SALKAR, married, aged 41 years, son of Datta Salkar, resident of Assagao, Bardez, Goa, hereinafter called the "PURCHASER", (which term or expression unless repugnant to the context or meaning thereof shall mean and deemed to include his heirs, executors, administrators, successors and assigns) of the SECOND PART. All the parties are Indian Nationals.

WHEREAS the vendors are owners in possession of



-: 3 :-

the landed property known as "BHAWTAVADO" also known as "PIMPLACHEM BATA" OR "CUMBIACHEM BATA", surveyed under No.214, sub-division No.3, situated at Assagao, Bardez, Goa, more particularly described and identified in the schedule hereunder.

AND WHEREAS the vendors have purchased the said property "BHAWTAVADO" by Deed dated 19th May 1969, registered in the Sub-Registration office of Bardez under Registration No.2719, of Book 1 Vol. 32 at pages 114 to 117 dated 31st May 1969.

AND WHEREAS the vendors have agreed to sell to the purchaser and the purchaser has agreed to purchase from the said vendors, the said property known as "BHAWTAVADO", situated at Assagao, Bardez more particularly described and identified in the schedule hereunder for the total consideration of the sum of Rs.10,000/- (Rupees Ten Thousand and only) which is its present market value.

NOW THIS SALE DEED WITNESSES AS UNDER :

1. That in pursuance of the said agreement and in

consideration of the total sum of Rs.10,000/- (Rupees Ten Thousand only) paid by the purchaser to the said vendors, the receipt whereof the vendors do hereby acknowledge and the vendors do hereby transfer and convey by way of Sale unto the purchaser SHRI BALKRISHNA DATTA SALKAR the said property known as " BHAWTAVADO ", duly described and identified in the schedule hereunder, TO HAVE and TO HOLD and enjoy and possess the same peacefully to the purchaser as absolute owner forever from today, without any interruption or disturbance by the vendors free from encumbrance, charges or demand TOGETHER with all its belongings, and the right to fences, ways, water courses, easement privileges, along with land strips and accesses leading to the same, whatever at law and equity, so that purchaser shall own it, on the undertaking that if the vendors deprive the purchaser from enjoying it or any portion thereof for defect of title or any other cause, the vendors shall be entailed to compensate the purchaser in terms of law.

2. The vendors do hereby assure the purchaser that he has absolute right, full title and interest to convey the same by way of Sale and the purchaser shall hold possess and enjoy forever from today the said property which is hereby sold without any interruption or disturbance from the vendors or any other person or persons on their behalf.

3. The vendors do hereby keep and agree to keep the purchaser saved harmless from and against all estate, claim charges or incumbrances of whatsoever nature either already or to be hereafter had, made, executed, occasioned and suffered by the vendors or any other person claiming under the Vendors.

4. The vendors shall from time to time and at all times hereafter do and execute or cause to be done or executed all such further and other acts, things matters and assurances of whatsoever for further and more perfectly and absolutely granting and assuring the said property described hereinafter in the schedule and granted hereby and sold to the purchaser as shall or may be required at the cost of the purchaser.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

All that landed property known as " BHAWTAVADO " also known as " PIMPLACHEM BATA " OR " COMBIACHEM BATA ", situated in the village of Assagao, within the jurisdiction of the Village and Gram Panchayat of Assagao, Taluka and Sub-District of Bardez and the District of Goa. The said property is not described in the Land Registration office of Bardez but is enrolled in the Revenue office of Bardez Taluka under No.1230 of the first circumscription of Assagao and is presently surveyed in the Revenue Survey of Record of Rights under No.214 sub-division No.3 and is bounded as under :

On the East : By the property of Balkrishna D. Salkar
West : By the property of Mohan S. Dhargalkar
and Anand S. Tangsale
North : By the paddy field property of Joao
Martin Fonseca
and on the South : By the property of Mohan S. Dhargalkar.

IN WITNESS WHEREOF, the parties hereto have set

Executing party

of the called
- Sale -

1) L.H.P. of ... at No. 1

2) Ganesham V. Shirodkar

3) ...

4) Balakrishna D. Salker

Prakash B. Kargadkar, ...
90, ...

...
...
...

...

- Dated 25-8-1986

Registered No. 338

at pages ...

Book No. I ... No. 6

Date 29-8-1988

Sub-Registrar

P. S. ...

REGISTRAR
BARDEZ



Name of the field, *Bhawato Wade*

फोताचे नांव *भवातो वाडा*

Survey Number *214*

सर्व्हे नंबर

Sub. Div : Number *12*

हिस्सा नंबर

FORM No. I

नमुना नं. *व १४*

Tenure

सत्ताप्रकार

Khata No.

खसबंद नं.

SPL-DIS-RR 1

Village *147*

गावाचे नांव

taluka *147*

तालुका

I Cultivable Area लागण क्षेत्र	Ha. Ars. हे. आर.	Name of Occupant कसबेदाराचे नांव	Mutation No. फेरफार नं.	Name of the Tenant कुळाचे नांव
-----------------------------------	---------------------	-------------------------------------	----------------------------	-----------------------------------

(a) Dry Crop..... जिरायत

(b) Garden..... बागायत

(c) Rice..... तरी

(i) Khajan..... खाजण

(ii) Ker..... केर

(iii) Morad..... मोरड

Total Cultivable Area एकूण लागण क्षेत्र

II. Un-Cultivable..... नापिक

Pot-Kharab..... पोटखराब

(a) Class (a)..... वर्ग (अ)

(b) Class (b)..... वर्ग (ब)

Total Un-Cultivable Area एकूण नापिक जमीन

and Total..... एकूण

Assessment आकार

Foro फोर

Predial प्रेदियाल

Rent रेंट

0-01-25

0-01-25

0-01-25

0-01-25

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0-01-25

Caitano Swaries
कायतान २-वाडीर
325

Francis Paulus Dautas
Josephina Resa Dias
e Dautas alias Resy
Dautas.
13464
15369

Balkrishna Datta
Salkar
15369

ORIGINAL COPY

Copy submitted on *12/11/2012*

Amplification completed on *12/11/2012*

Name of Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop फोताचे नांव	Ha. Ars. हे. आर.	Ha. Ars. हे. आर.	Nature प्रकार	Area क्षेत्र	Source of Irrigation सिंचनाचा प्रकार	Remarks टीप

Talathi of Assagao

OVERLEAF

70-71

ie of the field *Bhawetawado*

FORM No. I & XIV

नमूना नं. १ व १४

(45) Assagao

Key Number

Sub. Div. Number



मानाच नांव *आसगाव*

विल्हा

विल्हा

विल्हा

नंबर

268

हिसा नंबर *3*

2/11/4

1 Cultivable Area लागण क्षेत्र	Ha. Ars. हे. आर.	Name of Occupant किसानाचे नांव	Station No. फरकार नं.	Name of the Tenant कुलाचे नांव
Dry Crop.....जिरायत		<i>Carlan Fernandes</i> <i>कार्लन फर्नांडीस</i> <i>306</i> <i>Balkrishna Datta Salhar</i> <i>बालकृष्ण दत्ता साल्हा</i> <i>287</i> <i>30.43</i> <i>28/10/40</i> <i>Talathi of Assagao</i>		
Garden.....बागायत	<i>6-25</i>			
Rice.....तरी				
(i) Khajan.....खाझण				
(ii) Morad.....मोरड				
1 Cultivable एकूण लागण क्षेत्र	<i>6-25</i>			
Cultivable.....नापिक				
Kharab.....पोटखराब				
Class (a).....वर्ग (अ)				
Class (b).....वर्ग (ब)				
Un-Cultivable नापिक जमीन				
Total.....एकूण	<i>6-25</i>			
Assessment आकार				
Pro. o. फो				
Pro. d. प्रेदियाल				
Rent रेंट				

Other rights इतर हक
Name of the person holding rights and nature of rights
इतर हक धारण करणाऱ्याचे नांव व हकाचा प्रकार

DETAILS OF CROPPED AREA
पिकांसाठी लागणारे तपशील

Year	Name of Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मोसम	Name of Crop पिकाचे नांव	Irrigated जिरायत Ha. Ars. हे. आर.	Unirrigated जिरायत Ha. Ars. हे. आर.	Land not available for Cultivation नापिक जमीन Nature प्रकार Area हे. आर.	Source of Irrigation सिंचनाचा प्रकार	Remarks टिप

OVERLEAF BLANK

of the field. Bhawantwada FORM No. I & XIV
 नांव भवन्तवाडा तमुना नं. १ व १४
 य Number Sub. Div. Number Ten Khata No. 46
 नंबर 268 २१५ दिस्त्रा नंबर ४ खत नं. 46 तालुका Assagao

1 Cultivable Area लागण क्षेत्र	Ha. Ars. हे. आर.	Name of Occupant कृषकाचे नांव	Registration No. नोंदणी नं.	Name of the Tenant कृषाचे नांव
(i) Dry Crop..... जिरायत	5-12-50	<u>Jubo Pinto</u> <u>जुबो पिंटो</u> <u>520</u> <u>Balkrishna Balka Salkar</u> <u>बालकृष्ण दत्त सलकार</u> <u>25/10/2010</u> <u>25/10/2010</u> <u>25/10/2010</u> <u>Talathi of Assagao</u>		Other rights इतर हक्क Name of the person holding rights and nature of rights इतर हक्क धारण करणाऱ्याचे नांव व हक्काचा प्रकार
(ii) Garden..... बागियत	0-13-50			
(iii) Rice..... तरी				
(i) Khajan..... खालण				
(ii) Ker..... केर				
(iii) Morad..... मोरड				
Total Cultivable Area एकूण लागण क्षेत्र	5-26-00			
I. Un-Cultivable..... नापिक				
Pot-Kharab..... पोदखराब				
(a) Class (a)..... वर्ग (अ)	0-00-50			
(b) Class (b)..... वर्ग (ब)				
Un-Cultivable नापिक जमिन	0-00-50			
Total..... एकूण	0-26-50			
Assessment आकार	Rs. P. रु. प.			
Foro..... फोर				
Predial..... प्रेडियाल				
Rent..... रेंट				

Year वर्ष	Name of Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मोसम	DETAILS OF GROPPED AREA पिकाबाबतचे क्षेत्राचे तपशील				Source of Irrigation सिंचनेचा पिका	Remarks टोप
				Name of Crop पिकाचे नांव	Irrigated बागियत Ha. Ars. हे. आर.	Unirrigated जिरायत Ha. Ars. हे. आर.	Land not available for Cultivation नापिक जमिन Nature क्षेत्र Area हे. आर.		
1970-71									

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3

1543/837

500Rs.



Serial No. 1456
Presented at the Office of the
Sub-Registrar of Bardes
between the hours of 9 am to 12 pm
24/7/2001
Received from fees Received from
Registration 200
Copying endorsemnts 50
Postage 10
Total Rs. 260/-

[Signature]
24/7/2001

[Signature]
SUB REGISTRAR
BARDH



DEED OF SALE OF PROPERTY

THIS DEED OF SALE OF PROPERTY is executed on
this TWENTY FOURTH day of the month of JULY, in the
Christian year TWO THOUSAND AND ONE;

.....2/-

Sr.No.....1148.....Place of Vend Mapusa Date of Issue
23.....1.2.2021.....Value of Stamp Paper Rs.500/-
(Rupees. Five hundred only)
Name of The purchaser. Balkrishna D. Salhan
residing at. Anagao son of. Datta B. Salhan
As there is no single stamp paper for the value of
Rs.....additional stamp papers for the completion of the
value is attached alongwith.
B
Signature of the
Ex-Officio Vendor
Signature of Purchase

- 2 -

BETWEEN

1. MR. FRANCISCO PONTUS DANTAS alias FRANCIS
DANTAS, aged about 56 years, son of late Amancio
Aniceto Dantas, in service, married, and wife;
2. MRS. JOSEPHINA ROSA DIAS E DANTAS alias ROSY
DANTAS alias JOSEFINA ROSA JOAQUINA
TEODOLINDA MARIA DIAS, aged about 48 years,
married, in service, and;
3. MRS. LINA ELVIRA FRANCISCA NUNES E DIAS alias
.....3/-



100Rs.



- 3 -

LINA ELVIRA FRANCISCA NUNES or LINA DIAS, aged about 67 years, daughter of late Caetano Philip Nunes and widow of Joaquim Jose Dias, housemistress, all residents of Mazalvaddo, Assagao, Bardez - Goa; hereinafter referred to as "THE VENDORS", (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and assigns) ON THE ONE PART ;

.....4/-

Sr.No.....1148.....Place of Vend. Mapusa Date of Issue
23.1.2001 Value of Stamp Paper Rs.100/-
(Rupees. One hundred only)
Name of The Purchaser. Balkrishna D. Salkar
residing at. Assagao, son of Datta B. Salkar
As there is no single stamp paper for the value of
Rs.100/- additional stamp papers for the completion of the
value is attached alongwith.
B
Signature of the
Ex-Officio Vendor
Balkar
Signature of Purchase

4
AND

MR. BALKRISHNA DATTA SALKAR, aged about 55
years, son of Datta B. Salkar, married, resident of
Bountavaddo; Assagao, Bardez - Goa; hereinafter referred to
as "THE PURCHASER" (which expression shall unless
repugnant to the context or meaning thereof be deemed to
mean and include his heirs, executors, legal representatives,
successors, administrators, and assigns) OF THE OTHER
PART.

ALL ARE INDIAN NATIONALS

.....5/-



100Rs.



- 5 -

WHEREAS in the ward Bountavaddo, of Village Assagao - Bardez, there exists a rural property presently known as "Bhawatowado" situated within the limits of the Village Panchayat of Assagao, Bardez Taluka, Sub district of Bardez, District of North Goa and State of Goa, neither described in the Land Registration Office of Bardez, nor enrolled in the Taluka Land Revenue Office, presently surveyed under Survey no.214, Sub division no.12 (Survey no.214/12) of Village Survey of Assagao - Bardez, more specifically described in the Schedule I hereunder written and hereinafter referred to as "the said property";

.....6/-

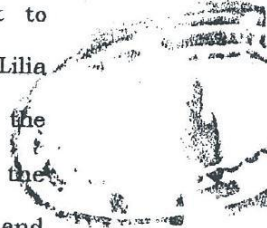
Sr.No. 1148 Place of Vend Mapusa Date of Issue
22.1.2021 Value of Stamp Paper Rs. 100/-
(Rupees One hundred only)
Name of The Purchaser Balkrishna D. Salkar
residing at Anagan son of Datta B. Salkar
As there is no one single stamp paper for the value of
Rs. additional stamp papers for the completion of the
value is attached alongwith.
B
Signature of the
Ex-Officio Vendor
Signature of Purchase

- 6 -

WHEREAS the said VENDORS have represented to the
said PURCHASER :-

- a) That the said property belonged in the distant past to
one Caetano Francisco Soares and his wife Lilia
Artimisia Fonseca alias Lily Soares, who were the
absolute owners in exclusive possession of the
said property and continued to be in quiet and
peaceful possession and ownership thereof, until their
demise, without any objection, opposition, obstruction,

.....7/-



100Rs.



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interference, let or hindrance from anybody whomsoever;

- b) That on the demise of both the said Caetano Francisco Soares and his wife Lilia Artimisia Fonseca who expired intestate and without any disposition of their last wish, on 29th April 1971 and on 19th October 1957 respectively, an Inventory Proceedings bearing no.42 of 1993 came to be held in the Court of Civil Judge Senior Division at Mapusa, for the partition and distribution of their assets, wherein the said property came to be described under Item no.1, of

.....8/-

Sr.No. 1148 Place of Vend Mapusa Date of Issue
23.1.71 Value of Stamp Paper Rs. 100/-
(Rupees one hundred only)
Name of The Purchaser Bal Krishna D. Salkar
residing at Assaigao son of Datt B. Salkar
As there is no one single stamp paper for the value of
Rs. additional stamp papers for the completion of the
value is attached alongwith.

B
Signature of the
Ex-Officio Vender

Shankar
Signature of Purchase

- 8 -

the Description of Assets that was effected in the same
Inventory Proceedings bearing no.42/1993;

c) That at the conclusion of these Inventory Proceedings
bearing no.42/1993, the said property came to be
exclusively allotted in favour of their son Mr. Anthony
Soares, he having bid for the said property that was
described under the said Item no.1 as aforesaid;

d) That in this manner he the said Mr. Antonio Soares,
having become exclusively entitled to the said property,

.....9/-



- 9 -

he together with his wife and half sharer Mrs. Anita Soares, continued to be in quiet and peaceful possession of the said property without any objection, obstruction, opposition, interference, let or hindrance from anybody whomsoever;

e) That by virtue of a Deed of Sale of property dated 7th September 1999, which has been duly registered at the Office of the Sub-Registrar of Bardez, at Mapusa, under no.1471, of Book no.I, Volume no.677, on 8th September 1999, the said property came to be transferred by sale by the said Mr. Antonio Soares and Mrs. Anita Soares, in favour of the present VENDOR NO.1 Francisco Pontus Dantas, and the VENDOR NO.3, Mrs. Lina Elvira Francisca Nunes e Dias and one Caetano Xavier Fernandes.

f) That the said Caetano Xavier Fernandes, having subsequently expired on 4th September 2000, in the status of bachelor, leaving behind a Will executed on 22nd February 1993, by which he having instituted the said VENDOR NO.1, Francisco Pontus Dantas and

.....10/-

the said VENDOR NO.2, Mrs. Josephina Rosa Dias e Dantas as his only and universal testamentary heirs, and having bequeathed in their favour all his assets, rights and shares, they the said VENDOR NO.1, and the said VENDOR NO.2, became exclusively and absolutely entitled to the estate or rather the inheritance of the said Deceased, Caetano Xavier Fernandes, including all his undivided right and share in the said property which is the subject matter of this Deed of Sale of property.

- g) That the above facts as regards the death of the said Caetano Xavier Fernandes, and as regards devolution of his inheritance, have been proved by virtue of a Deed of Testamentary Succession dated 26th September 2000, which Deed is found to be duly drawn up at page 33 onwards of Book no.794, of the Office of the Ex-Officio Notary Public of Bardez, at Mapusa.

WHEREAS all the abovenamed VENDORS NOS. 1, 2 and 3 having been jointly entitled to the said property which now belongs to them exclusively and absolutely, they

.....11/-



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the said VENDORS now being desirous of disposing off the said property by sale, have offered to sell the said property to any prospective PURCHASER.

WHEREAS by an oral agreement they the said VENDORS have agreed to sell the said property and he the said PURCHASER has agreed to purchase the same from the VENDORS, at and for the total consideration of sale of Rs.10,000/- (Rupees ten thousand) only, free from all encumbrances, charges, or demands whatsoever.

NOW THIS DEED OF SALE WITNESSESS AS FOLLOWS :

1. That in pursuance of the said oral agreement, and in consideration of the said total sum of Rs.10,000/- (Rupees ten thousand) only, tendered today by the said PURCHASER into the hands of the said VENDORS, in the manner as detailed in the Receipt drawn hereunder, the payment of which total sum they the said VENDORS do hereby acknowledge and give full discharge of the said consideration of sale to the said PURCHASER, they the said VENDORS do hereby convey, transfer and assign unto and to the use of

.....12/-

the said PURCHASER, his heirs, executors, administrators, legal representatives and assigns, ALL THAT PIECE OR PARCEL OF LAND which comprises the said property known as "Bhawatowado", situated within the limits of the Village Panchayat of Assagao, Bardez Taluka, Sub district of Bardez, District of North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Land Revenue Office, but presently surveyed under Survey no.214, Sub division no.12 (Survey no.214/ 12) also of Village Survey of Assagao, Bardez, more specifically described in the Schedule I hereunder written AND ALL THE RIGHT, TITLE, INTEREST, PROPERTY CLAIM AND DEMAND whatsoever of the VENDORS unto or upon the said property hereby conveyed to the PURCHASER, his heirs, executors, successors, administrators, legal representatives and assigns, absolutely and forever as ordinarily passed on such Sale.

2. The said VENDORS transfer to the said PURCHASER the full possession, right and fruition of the said property which is hereby sold together with all the belongings, land strips and accesses leading to the same, so that the said PURCHASER shall own the said property on the

.....13/-



- 13 -

undertaking that if the said VENDORS deprive the said PURCHASER from enjoying the said property and / or any part or parts thereof for defect of title or for any other cause, the said VENDORS shall be liable to compensate the PURCHASER in terms of law.

3. AND THE VENDORS do hereby covenant and declare for themselves, their heirs, executors, legal representatives and assigns, that they the VENDORS now have good right to convey both the said property unto the PURCHASER, his heirs, executors, administrators, representatives and assigns in the manner aforesaid.

4. AND THAT THE PURCHASER shall hereafter peaceably hold, use and enjoy the said property as his own chattel and property without there being any hindrance, interruption, claim or demand by or from the VENDORS or any other person whomsoever.

5. AND THE VENDORS do hereby also agree to save harmless and keep indemnified the PURCHASER from and against all losses, damages, costs and expenses which he may sustain or incur by reason of any claim being made by

..... 14/-

anybody whomsoever to the said property or in respect of any arrears of taxes or cesses due thereof.

6. AND THE VENDORS do hereby further agree with the PURCHASER and declare that they have not done or been Party to any act whereby the said property may be under any charge, in title, claim, estate, or otherwise howsoever, or whereby the VENDORS are prevented from conveying or assigning the said property and / or any part thereof.

7. The VENDORS also do hereby agree and undertake that they shall from time to time and at all times hereafter, do and execute or cause to be done and executed all such further and other acts, deeds, matters, things and assurances whatsoever for further and more perfectly and absolutely granting and assuring the said property and every part thereof unto the PURCHASER, his heirs, executors, legal representatives, administrators and assigns and for placing them in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required to give a clear and marketable title to the said PURCHASER.



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SCHEDULE I HEREINABOVE REFERRED TO:-

ALL THAT PIECE OR PARCEL OF LAND comprising the said rural property presently known as "Bhawatowado" situated in the ward Bountavaddo, of Village Assagao, within the limits of the Village Panchayat of Assagao, Bardez Taluka, Sub district of Bardez, District of North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Land Revenue Office, but presently surveyed under Survey no.214, Sub division no.12 (Survey no.214/12) of Village Survey of Assagao, Bardez, Goa, and bounded :-

On the east : by the property of Balkrishna Datta Salkar, bearing Survey no.214/4;

On the west : by the property of Balkrishna Datta Salkar, bearing Survey no.214/3;

On the north : by property of Balkrishna Datta Salkar, bearing Survey no.214/4;

On the south : by the properties of Balkrishna Datta Salkar and Mohan Xamba Dhargalkar, bearing Survey nos.214/4 and 214/11;

The total area of this property admeasures 125 Sq. mts. and its market value is Rs.10,000/- (Rupees ten thousand) only.

.....16/-

IN WITNESS WHEREOF, the said VENDORS and the said PURCHASER having read over all the contents hereinabove, and having understood the same, have hereto in token of their acceptance and acknowledgement thereof, set and subscribed their respective signatures, on the day, month and year first hereinabove written.

SIGNED AND DELIVERED BY THE WITHINNAMED THE VENDORS :

1. Francis Pontus Dantas Ldantas
(FRANCISCO PONTUS DANTAS)

2. Josephina Rosa Dias e Dantas Hantos
(JOSEPHINA ROSA DIAS E DANTAS)

3. Lina Elvira Francisca Nunes e Dias Dias
(LINA ELVIRA FRANCISCA NUNES E DIAS)

SIGNED AND DELIVERED BY THE WITHINNAMED THE PURCHASER :

Balkrishna D. Salkar Balkar
(BALKRISHNA DATTA SALKAR)

.....17/-

IN THE PRESENCE OF THE WITNESSES :

1. Max Gonsalves
2. Dantas Synora Belmira Dantas



RECEIPT

RECEIVED THE DAY, MONTH AND YEAR FIRST
HEREINABOVE WRITTEN OF AND FROM THE
WITHIN NAMED THE PURCHASER MR. BALKRISHNA
DATTA SALKAR, THE TOTAL SUM OF Rs. 10,000/-
(RUPEES TEN THOUSAND) ONLY, VIDE CHEQUE
BEARING NO. 0288833, DATED 24TH JULY 2001,
FAVOURING THE VENDOR NO. 1 FRANCISCO
PONTUS DANTAS, AND DRAWN ON BANK OF
INDIA, MAPUSA - GOA BRANCH, FOR THE SUM OF
Rs. 10,000/- (RUPEES TEN THOUSAND) ONLY,

..... 18/-

BEING THE TOTAL CONSIDERATION ABOVE
MENTIONED, TO BE PAID BY HIM TO US.

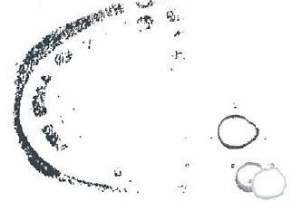
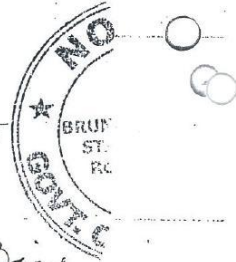
Rs. 10,000/-

WE SAY RECEIVED

1. Francis Pontus Dantas L. Dantas
(FRANCISCO PONTUS DANTAS)

2. Josephina Rosa Dias e Dantas Dantas
(JOSEPHINA ROSA DIAS E DANTAS)

3. Lina Elvira Francisca Nunes e Dias Dias
(LINA ELVIRA FRANCISCA NUNES E DIAS)

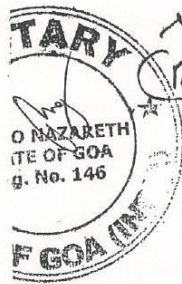


1) Mr Francisco Pontus Dantas,
56, do late Amancio A-Dantas
Service and his spouse

2) Mrs Josephina Rosa Dias e
Dantas, alias Dory Dantas, alias
Josephina Rosa Joaquina Teodolinda
Manso Dias, 48, and

3) Mrs Lina Elvira Francisca
Nunes e Dias, age 67, do late Caetano
Philip Nunes, do Mezalvado, Assaga

4) Mr Balkrishna Datta
Salgar, 55, do Datta B. Salgar
do Bountavado, Assaga.
Bardz - Assa



executing party
admits execution of the so called
deed



1 Francis Pontus Dantas L. Dantas

2 Josephina Rosa Dias e Dantas J. Dantas

3 Lina Elvira Francisca Nunes e Dias Dias

4 Balkrishna D. Salgar D. Salgar

Adv. Shripad Gaur, do
Shriharit Gaur, major
Munani, do
known to the Registrar
states that he personally knows
the above executant and identifies
him.

• Staves

Shripad Gaur
THE REGISTRAR
24/7/2005

Registered No. 1543
Pages 430 to 447
Book No. I Page No. 837
Date 25th July 2001

Sub-Registrar



Note of Return:

This document will be returned on 25/7/2001.

REGISTRAR
GOA

TRUE COPY

Certified that this document is a true copy
of the original document which is a Deed
of Sale of Property dated
25th July 2001

Place & Date: Mafusa 11/8/2001
Reg. No. 825/2001

BRUNO NAZARETH
ADVOCATE & NOTARY
STATE OF GOA - INDIA

