1 793/17

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.20000

बीस हजार रूपये

TWENTY THOUSAND RUPEES

Rs.20000

INDIA

गोवा GOA

062901

I.N.S. 5186 Place of Vendor 16/08/2017

Value of Stamp Paper 20000/-

Name of Purchaser Virendra V. Desai

Residing at Curchorem Taluka Name V. Desai

as the consideration value is Rs 118000/-

Stamp Vendor's Sign

For SHIVANI ENTERPRISES

Seller

Signature of Purchaser

VIRENDRA V. DESAI

DEED OF SALE

THE SEAL OF THE SUB-REGISTRAR OF QUEPEM

QUEPEM

1

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.20000

बीस हजार रूपये

TWENTY THOUSAND RUPEES

Rs.20000

INDIA

गोवा GOA

062902

S.No. 5186 ...Place of Vendor Margao, Dt. 16/08/2017

Value of Stamp Paper ...20000/-...

Name of Purchaser Virendra Y. Desai

S/o, D/o, W/o Ramolem ...Vendor's Name G. Desai

Application is for a single paper for the Value of Rs ...48000/-...

(Rupees ...Forty Eight Thousand... only) for the completion of the value are annexed hereto.

Signature of Vendor's Stamp

Licensee's Name SRAVEN [illegible]

Address [illegible]

Signature of Purchaser

REGISTRAR OF QUEEN

DEED OF SALE

L D Pinto

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs.20000

INDIA

गोवा GOA

062902

No. 5186 Place of Vendor Margao, Dt. 16/08/2017

Value of Stamp Paper 20000/-

Name of Purchaser Virendra Y. Desai

Residence Canacona Father's Name Y. Desai

As per Article No. 5(g)(i) for the value of Rs 48000/-

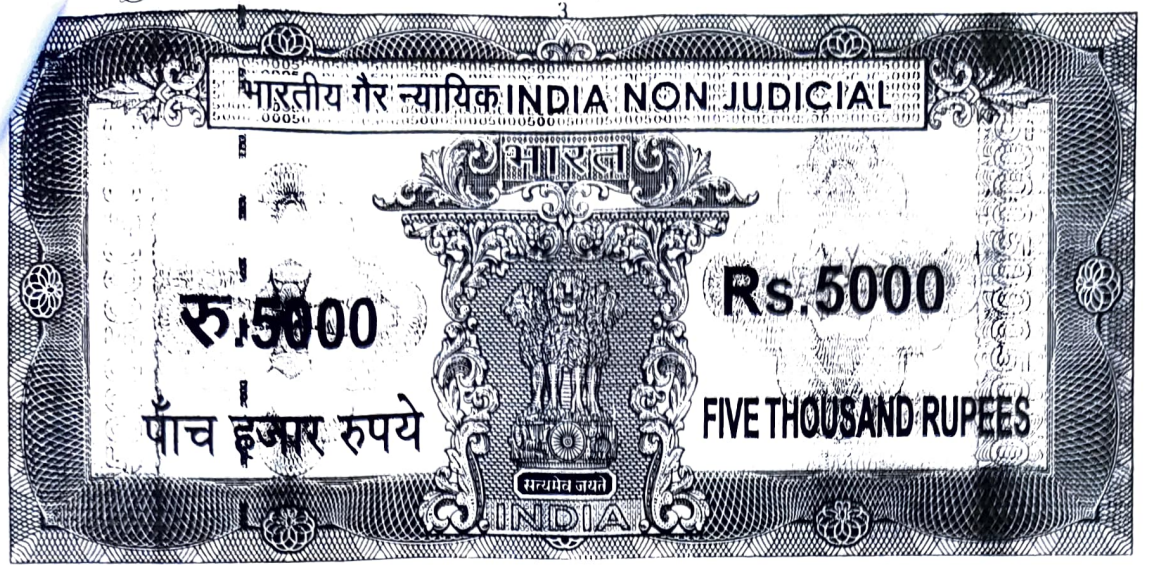
Stamp Vendor's Sign

Sign of Purchaser

DEED OF SALE

L D Pinto

(B)



गोवा GOA

113067

S.R.No. 5186 Place of Vendor Margao, Goa 16/08/2017

Value of Stamp Paper: 5000/-

Name of Purchaser: Virendra Y. Desai

Residing at: Cuncolim Father's Name: Y. Desai

As there is no one single paper for the value of Rs 18000/- additional stamp papers for the completion of the value are attached along with

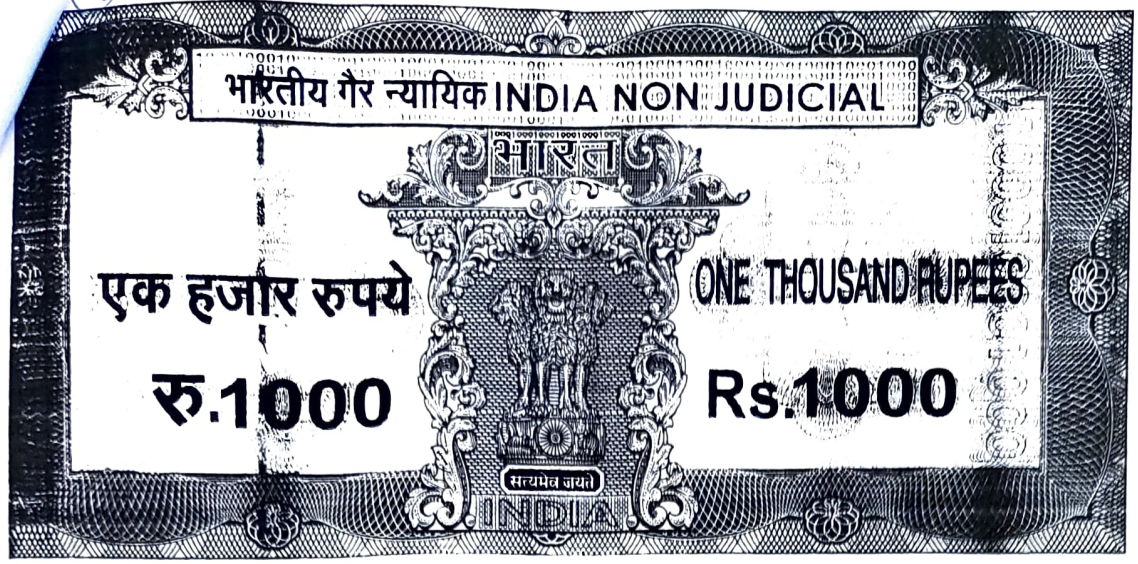
Stamp Vendor's Sign.
Licence No. [illegible]/12/2005/ACC-I
Address: [illegible] Margao Goa

Sign. of Purchaser

DEED OF SALE

L D Pinto

(9)



गोवा GOA

417370

Sr. No. 5186 Place of Vendor Margao, Goa 16/08/2017

Value of Stamp Paper: 1000/-

Name of Purchaser: Virendra Y. Desai

Residing at: Curchim Father's Name: Y. Desai

As there is no one single paper for the value of Rs 418000/- additional stamp papers for the completion of the value are attached along with

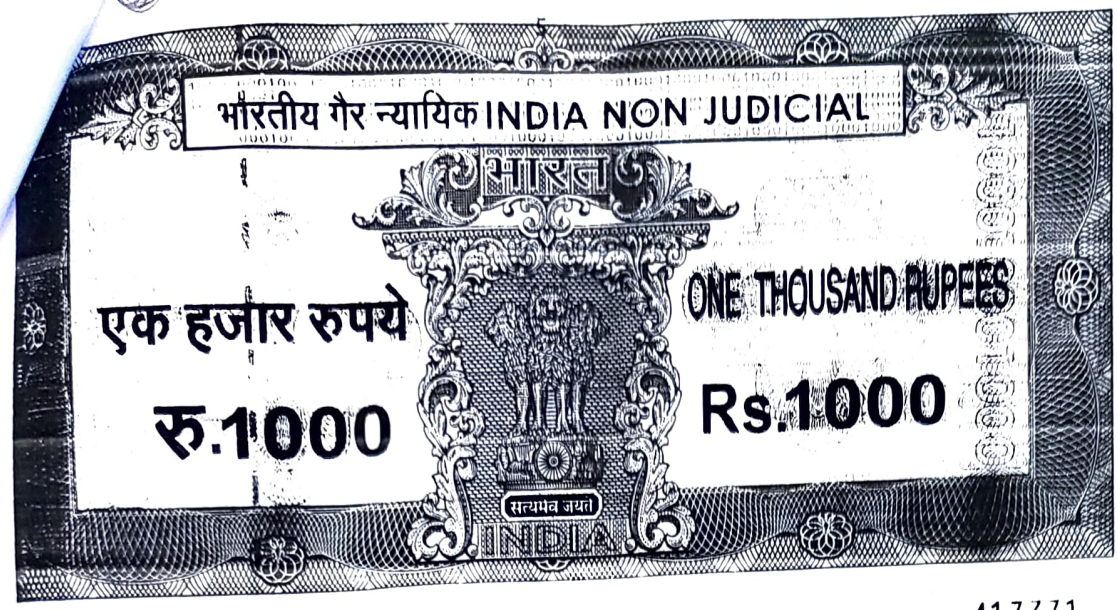
Stamp Vendor's Sign.
Lic No. JUD/VEN-LI/2/2705/AC-I
AFWIN S. GOES. Margao-Goa

Sign. of Purchaser

REGISTRAR OF DEEDS

DEED OF SALE

L D Pinto



417371

गोवा GOA

Sr. No. 5186 Place of Vendor Margao, Goa 16/08/2017
Value of Stamp Paper: 1000/-
Name of Purchaser: Vivendra V. Desai
Residing at: Curchim Father's Name: V. Desai
As there is no one single paper for the value of Rs 48000/-
additional stamp papers for the completion of the value are attached along with

Stamp Vendor's Sign.
Lic. No. SUD/VEN-LI 1/2/2005/AC-I
Name & Address. Margao-Goa

Sign. of Purchaser

DEED OF SALE

L D Pinto

(6)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

गोवा GOA

417372

Sr. No. 5186 Place of Vendor Margao, Goa 16/08/2017

Value of Stamp Paper: 1000/-

Name of Purchaser: Virendra Y. Desai

Residing at: Curchorem Father's Name: Y. Desai

As there is no one single paper for the value of Rs 1(8000/-
additional stamp papers for the completion of the value are
attached along with

Stamp Vendor's Sign.
Lic. No. MUD/VEN-LI 12/2005/AC-I
AFWIN S GOES. Margao-Goa

Signature

DEED OF SALE

L D Pinto

THIS DEED OF SALE is executed at Quepem Goa on this 18th day of August 2017 by and between

1. Mrs. Leopoldina Dias pinto @ Lipoldina Aquino Pinto, W/o. Late Mr. Aquino Vicentinho Dias Pinto, aged 72 years, widower, landlady, Indian National, Pan Card no. [redacted], Adhar card No. Mob. No. 9673387614, R/o. House No. 896/2, Zuzegal, Cuncolim Salcete Goa and her childrens
2. Mrs. Rolvy Dias Pinto e Fernandes, D/o. Late Mr. Aquino Dias Pinto, aged 49 years, Married, Housewife, Indian National, and her husband
3. Mr. Romeo Elias Fernandes, S/o. Mr. Jose Piedade Fernandes, aged 54 years, married, seaman, Indian National, and both R/o. House No. 216/D, Batteavaddo, Dramapur, Salcete Goa.
4. Mrs. Rima D'Costa, D/o. Late Mr. Aquino Dias Pinto, aged 46 years, Married, Housewife, Indian National, and her husband
5. Mr. Agostinho C. D'Costa, S/o. Mr. C. D'Costa, aged 48 years, married, service, Indian National, and both R/o. House No. 69, St. Francis Colony, Quepem Goa.
6. Mr. Freddy Dias Pinto, S/o. Late Mr. Aquino V. Dias Pinto, aged 48 years, bachelor, landlord, Indian National, R/o. Christ Villa Building, 3rd Floor, 39, Ghodapdeo, Mazagaon, Mumbai 400010 hereinafter referred to as the SELLERS (which expression shall unless repugnant to the context of meaning thereof be deemed to include his heirs, successors in title and interest or assign) OF THE ONE PART

AND

M/S. Vidhi Construction represented by its sole proprietor Shri. Virendra Yeshwant Dessai, S/o. Shri. Yeshwant V. Dessai, aged 49 years, married, business, Pan card No. [redacted], Aadhar Card No. [redacted] Mob. No. 9527319606, having its office and residing at House No. M-7, Culwado Cuncolim, Salcete Goa hereinafter referred to as the PURCHASER (which expression shall unless repugnant to the context of meaning thereof be deemed to include her heirs, successors in title and interest or assign) OF THE SECOND PART

LD Pinto

AND

M/S. VIDHI CONSTRUCTION represented by its Sole proprietor **Shri. Virendra Yeshwant Dessai**, S/o Mr. Yeshwant Vithoba Desai, aged 49 years, business, married, Indian National, Aadhaar Card No. , mob No. 9527319606, Pan Card No. having its office and residing at House No. M-7, Culwado Cuncolim, Salcete, Goa; hereinafter referred to as the "**PURCHASER**" (which expression shall include unless repugnant to the context or meaning thereof all their herein, executors, administrators, legal representatives, successors and assigns) of the **SECOND PART**;

WHEREAS

1. There exists a Landed Property Known as "LOSNAMOLLAXIR or MADIADDA" situated within the Jurisdiction of Village Balli, Quepem Goa, South Goa, Described under No. 2208 and 4159 and enrolled under Taluka Revenue Office Under Matriz Number 7 and 8 and bearing Survey No. 84/1, 2 4 to 9 and 85/1 of Village Balli Quepem Goa and bounded as under

   On the East by property of Suresh Somu Audi,

   On the west by property of Joao Luis Miranda and others

L D Pinto

On the North by property of Communidade of Balli and

On the South by the property sold to Martin Fernandes and ors

The Survey No. 84/1, 2 4 to 9 and 85/1 is herein after referred to as "SAID WHOLE PROPERTY".

2. The Said Whole property originally belongs to Rosario Pinto who absolutely seized the said whole property and other landed properties.
3. The said Rosario Pinto has otherwise gifted the said properties including the said whole property into parts to their Grandson Mr. Antonio Dias Pinto and Mr. Aquino Pinto by virtue of Deed of Gift dated 19-03-1977 registered with the office of Sub Registrar of Quepem Under Registration No. 96 at pages 170 to 180 Book No. I Volume No. 44 dated 17-05-1977.
4. The Husband/father and father in law late Mr. Aquino Dias Pinto of Sellers has allotted PLOT NO. 3 by virtue of above Deed of Gift dated 19-03-1977 of the said whole property bearing Survey No. 84/1 having an area of 6952 sq meters and bounded as under

On the East by property of Antonio Dias Pinto,

On the west by property of Joao Luis Miranda and others

L A Pinto

On the North by property of Aquino Dias Pinto and

On the South by the property sold to Sebastiao Fernandes

The Survey No. 84/1is herein after referred to as "SAID PROPERTY".

5. The Husband/father and father in law late Mr. Aquino Dias Pinto of Sellers thus becomes the lawful owner in possession of the said property along with his wife being Seller No. 1as per the family laws of Goa.
6. The Sellers after the death of late Mr. Aquino Dias Pinto their heirs has executed Deed of Succession before the Office of the Civil Registrar cum Sub Registrar and Notory Ex-Officio, Salcete Margao Goa on 31-01-2005 at 29 of Deeds Book No. 1475.
7. The Sellers thus become the lawful owners in possession of the said property.
8. The Purchaser approaches the said sellers to Purchase a portion of the said property being PLOT 3-G forming the part of the said property having an area of 750 sq mtrs bearing survey No. 84/1 of Village Balli Quepem Goa. The Said PLOT 3-G is hereinafter referred to as the said Plot and more particularly described in Schedule A hereto.
9. The Sellers has agreed to sale the same to the purchaser the said PLOT 3-G having an area of 750 sq mtrs of the said

L D Pinto

property for a total price of Rs. 16, 00, 000/- (Rs. Sixteen lakh only). The said PLOT 3-G is more particularly described in Schedule A herein underwritten along with red color line attached to the present deed.

10. That for the purpose of the stamp duty the present deed of sale is valued at Rs. 16, 00, 000/- (Rs. Sixteen lakh only).

11. The Seller No. 2 to 6 in the present Deed is represented by lawful power of attorney by seller no. 1 being their mother and as per delegated powers registered before the Mr. Kishore B Shah advocate High Court and Notary Greater Mumbai bearing Registration No. 6303 dated 11-10-2010.

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:

1. That in pursuance to the said deed and in consideration of Rs. 16, 00, 000/- (Rs. Sixteen lakh only)wherein a payment of Rs. 16, 00, 000/- (Rs. Sixteen lakh only) paid by two cheques bearing No. 299942 for Rs. 8, 00, 000/- (rupees eight lakh only) and 299943 for Rs. 8, 00, 000/- (rupees eight lakh only) drawn on Corporation Bank, Murida Cuncolim Branch dated 18-08-2017 the receipt of which the Seller no. 1 and on behalf of other sellers do hereby admits and acknowledge., The Sellers do hereby grant, convey, transfer and assume unto the purchaser all that the said PLOT 3-G described in the Schedule A herein below written, with all the ways, paths, passages,

L D Pinto

easements, privileges, and appurtenance whatever to the said PLOT 3-G or any part thereof now or any time hereto usually held, used, occupied or enjoyed therewith or reputed to belong and be thereto and the estate, right, title, interest and claim whatsoever by law or in equity of the Sellers in or out of the said PLOT 3-G hereby granted, conveyed, sold, transferred and assumed or otherwise expressed or intended so to be UNTO AND TO THE USE of the Purchaser.

2. The Sellers do hereby covenants with the Purchaser, that notwithstanding any act, deed or thing done or executed by herein or knowingly suffered to the contrary by him, the Sellers now do have in themselves good right, full power, marketable title and absolute authority to grant, convey, sell, transfer and assure the said PLOT 3-G hereby sold transferred, assured or expressed or intended so TO BE UNTO AND TO THE USE of the Purchaser in the manner aforesaid and that the Purchaser shall at all times hereafter peacefully and quantity possess and enjoy the same and lawful eviction, interruption, claim or demand whatsoever from or by the Sellers or any other person or legal heirs whosoever, lawfully, equitably claiming.

3. The Sellers further convenient save harmless indemnify and keep indemnified the Purchaser from or against all encumbrances, charges, lieu's and attachments, whatsoever made or suffered by the Sellers and at all times hereafter at the request of the Purchaser execute, make or perfectos caused to be executed, made or

L D Pinto

perfected all such acts, deeds and things assuring the said property and every part thereof UNTO AND TO THE USE OF THE Purchaser.

4. The PURCHASER agrees to pay all taxes, dues and duties henceforth chargeable on the said Plot 3-G and due to the government and other local bodies and authorities.

5. The Sellers hereby gives no objections to the PURCHASER to include their names in the survey records in the occupant column before the Talathi of Mutation in respect of the said PLOT 3-G and to apply for sub Division.

6. The sellers hereby undertakes that if any person/s or legal heir claims any right to the said PLOT 3-G or the purchaser deprived of the enjoyment or possession of the said PLOT 3-G as described in schedule A or any part thereof of due to the defect in ownership title then the seller and consenting parties will compensate the purchaser fully in all respect.

7. The sellers are the absolute owner of and are otherwise well and sufficiently entitled to the said PLOT 3-G ;

8. The sellers has good right, full power and absolute authority to enter into these presents and there is no impediment or restraint or injunction against the sellers from being able to do so;

9. The sellers have not created any sale. gift, mortgage, charge, lien, lease or any third party right or encumbrance on the said PLOT 3-G is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority;

L D Pinto

10. The sellers have not entered into any Agreement or arrangement with any third party, with regard to sale of the said PLOT 3-G or any part thereof;

11. The sellers has not created any adverse right in respect of the said PLOT 3-F whereby it is prevented from selling the said PLOT 3-F;

12. There is no injunction or any order from any Court, Collector, Revenue Authority, Municipal Corporation for any taxation or other dues disentitling or restraining the sellers from dealing with the said PLOT 3-G or entering into these presents;

13. that neither the sellers nor her predecessors in title have or has granted any right of way or easement or licenses or any other rights i.e Mundcarial or tenancy right to any person over the said PLOT 3-G and that no such right has become effective by prescription or otherwise howsoever and that none of the occupiers or owners of the adjoining property or their tenants/Mundcars have public use or any access to any part of the said PLOT 3-G For passing or reparsing over the said PLOT 3-G;

14. The seller and purchasers do not belongs to SC/ST community.

L D Pinto

SCHEDULE A

All that PLOT 3-G forming the part of Landed Property Known as ""LOSNAMOLLAXIR or MADIADDA" situated within the Jurisdiction of Village Balli, Quepem Goa, South Goa, Described under No. 2208 and 4159 and enrolled under Taluka Revenue Office Under Matriz Number 7 and 8 and bearing Survey No. 84/1having an total area of 750 sq mtrs and bounded as follows:-

On East by remaining property under survey No. 84/1 this side measures 22.90 mtrs,

On West by property under survey No. 83/1 this side measures 41.25 mtrs

On North by remaining portion of Sellers measures 25.40 mtrs and

On South By road this side measures 26.85 mtrs.

The said PLOT 3-G of the said property is represented with the boundaries and dimension marked in red color in the copy of the plan annexed hereto, which is duly signed by the parties.

IN WITNESS WHEREOF the parties hereto have signed this deed on the date and place as mentioned herein above in the presence of two attesting witnesses.

L D Pinto

SIGNED AND DELIVERED BY

Seller No.1 **Smt. Leopoldina Dias Pinto**

@ Lipoldina Aquino Pinto

And POA for Seller No. 2 to 4

(Smt. Leopoldina Dias Pinto)

Seller No.1 and POA for seller No. 2 to 4

Left hand finger prints

Right hand finger prints

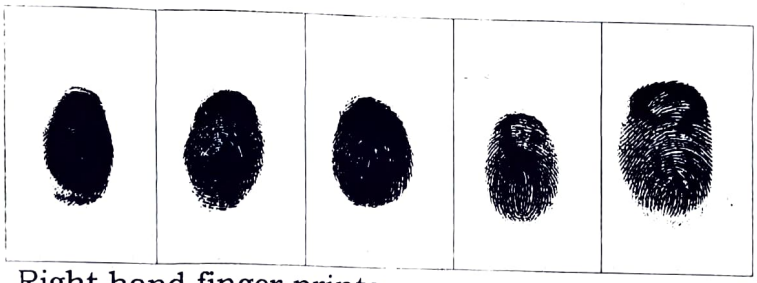
SIGNED AND DELIVERED BY

Purchaser Mr. Virendra Yeshwant Dessai

Sole prop. M/S. VIDHI CONSTRUCTION

(Mr. Virendra Yeshwant Dessai)
PURCHASER

Left hand finger prints



Right hand finger prints

WITNESSES:

1. Jerri Samuel A Dsouza Cunchalim Salcete-Goa
2. Jim Clifford Dias Chunchalim Salcete-Goa

L D Pinto

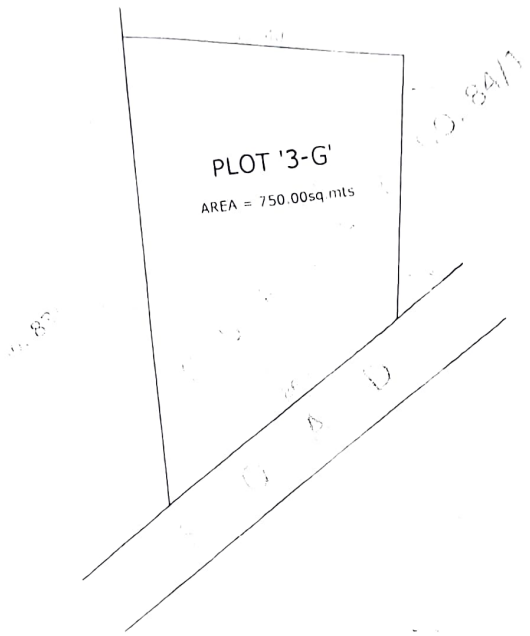
18'

N

PLAN

SHOWING THE SUB DIVIDED PLOTS '3-G' IN THE PROPERTY SURVEYED UNDER SURVEY NO. 84 SUB DIVISION NO. 1 OF VILLAGE BALLI OF QUEPEM TALUKA.

AREA OF PLOT '3-G' -- 750.00 SQ. MTS.



L D Pinto

VENDORS

PURCHASER

19

Office of Sub-Registrar Quepem

Government of Goa

Print Date & Time : 18-08-2017 12:27:55 PM

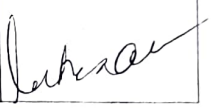
Document Serial Number : 793

Presented at 12:00:00 PM on 18-08-2017 in the office of the Sub-Registrar (Quepem) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	32000.00
2	Processing Fees	580.00
	Total :	32580.00

Stamp Duty Required: 48000.00 Stamp Duty Paid: 48000.00

Virendra Yeshwant Dessai presenter

Name	Photo	Thumb Impression	Signature
Virendra Yeshwant Dessai,S/o. Yeshwant Vithoba Desai , Married,Indian,age 49 Years,Business,r/oH. No M-7, Culwado, Cuncolim, Salcete, Goa As a Sole Partner of M/S. VIDHI CONSTRUCTION			

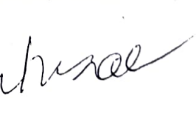
Endorsements

Executant

1 . Leopoldina Dias Pinto @ Lipoldina Aquino Pinto, W/o. Late Aquino Vincentinho Dias Pinto, Widow,Indian,age 72 Years,Land Lady,r/oH. No. 896/2 Zuzegal, Cuncolim, Salcete, Goa For self as a Vendor No 1 and as a Constituted attorney of the Vendor No. 2 to 6 Vide POA dated 11/10/2010 executed before the Notary Kishore B. Shah under Reg. No. 6303 at Mumbai and POA dated 11/10/2010 executed before the Notary Kishore B. Shah under Reg. No 6304/2010 at Mumbai and POA dated 15/07/2009 executed before the Notary R.M. Lotlikar Under Reg. No 3595/2009 at Margao resp.

Photo	Thumb Impression	Signature
		L D Pinto

2 . Virendra Yeshwant Dessai, S/o. Yeshwant Vithoba Desai, Married,Indian,age 49 Years,Business,r/oH. No M-7, Culwado, Cuncolim, Salcete, Goa As a Sole Partner of M/S. VIDHI CONSTRUCTION

Photo	Thumb Impression	Signature
		

Witness Details	Signature
[illegible]	[illegible]

21

113

Book-1 Document
Registration Number QPM-BK1-00777-2017
CD Number QPMD9 on
Date 18-08-2017

Sub-Registrar (Quepem)
SUB-REGISTRAR
QUEPEM

Scanned By :- Trupti

Signature :-

Designed and Developed by C-DAC, ACTS, Pune

Certified that the Mutation fees of Rs. 1000/- Paid Vide Challan No. 2019000612849, dated. 18/08/2017.

SUB-REGISTRAR
QUEPEM