

Phone No: 9822123104  
Sold To/Issued To:  
Vallabh S Salkar  
For Whom/ID Proof:  
AIFPS2232K

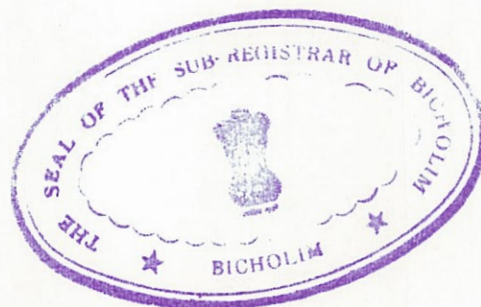


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₹ 1440000/-

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3815242 35/02/11/2021-RD1



2021-BCH-981

20/12/2021

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## DEED OF SALE

**THIS DEED OF SALE** is made at Bicholim, Taluka, Bicholim - Goa, on **20<sup>th</sup> day** of the month of **December** of the year Two Thousand and Twenty-One (**20/12/2021**).

....2/-

*[Signature]*

*[Signature]*

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**BETWEEN**

1. **Mr. Mohan Jivottam Naik** son of late Jivottam Naik, age 72 years, retired, widower, Indian National Aadhar card No. 823820496934, PAN No. AAWPN2627G, residing at H. No. 181, "Krishna Dham", Bordem, Bicholim, Goa.
2. (a) **Mr. Mandar Mohan Naik**, son of Mohan Jivottam Naik, No. aged 39 years, Indian PAN No. National, AJRPN1008, married, service, and his Aadhar wife; card ✓
2. (b) **Mrs. Sneha Mandar Naik**, wife of Mr. Mandar Mohan Naik, aged 34 years, Indian National, married, service, Aadhar card No. 520702726232, PAN No. ARVFN9116A, both residents of House No.181 Krishna Dham, Bordem, Bicholim, Goa, 403504, both represented herein through father/father in law by their duly constituted Power of Attorney Holder **Mr. Mohan Jivottam Naik** son of late Jivottam Naik, age 72 years, retired, married, Indian National, Aadhar card No. 823820496934, PAN No. AAWPN2627G, residing at H. No. 181, "Krishna Dham", Bordem, Bicholim, Goa, vide Power of Attorney dated 04/12/2021, duly notarized before the Notary Public Adv. Naryan P Sawant, bearing Registration No. 1450/2021 at Goa.
3. (a) **Maneesha Yogesh Bhobe** alias **Mrs. Maneesha Mohan Naik**, daughter of Mohan Jivottam Naik, aged 42 years, married, service, Aadhar card No. 724806337870, PAN No. ABSPN4287N, and her husband;

....3/-

*Naik*

*Maneesha*

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**3. (b) Mr. Yogesh Gurudas Bhobe**, son of Mr. Gurudas Hiru Bhobe, aged 46 years, married, service, Aadhar card No. 985218939852, PAN No. AGUPB85400, both residents of House No.440/6, VGN Ferndale, A-3, S-3, Padma, Street, Mogappair, Tiruvallur, Tamil-Naidu, 600037, both represented herein through father/father in law by their duly constituted Power of Attorney Holder **Mr. Mohan Jivottam Naik** son of late Jivottam Naik, age 72 years, retired, married, Indian National, Aadhar card No. 82582023666, PAN No. AAVBN06276, residing at Krishna Dham, Bordem, Bichoilm, Goa, Bicholim, vide Power of Attorney dated 04/12/2021, duly notarized before the Notary Public Adv. Naryan P Sawant, bearing Registration No. 1449/2021 at Goa.



**4. (a) Mr. Umesh Jivottam Naik** son of late Jivottam Naik, age 77 years, retired, married, Indian National, Aadhar card No. 294929385858, PAN No. AAVBN06276, and his wife;

**5. (b) Mrs. Rekha Umesh Naik**, wife of Mr. Umesh Jivottam Naik, age 73 years, housewife, married, Indian National, Aadhar card No. 680357946084, PAN No. ABIPN0788R, both residing at Kadamba Apartments, C-3, Panaji, Goa, both represented herein through brother/brother in law by their duly constituted Power of Attorney Holder **Mr. Mohan Jivottam Naik** son of late Jivottam Naik, age 72 years, retired, married, Indian National, Aadhar card No. 82582023666, PAN No. AAVBN06276, residing at Krishna Dham, Bordem, Bichoilm, Goa, Bicholim, vide Power of Attorney dated 28/05/2021, duly notarized before the Notary Public Adv. Babuso R Sawant, bearing

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*Avil*

*18/11/21*

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Registration No. 529/2021 at Goa, hereinafter referred to as **“VENDORS”** (which expression shall unless repugnant to the context or meaning thereof be their heirs, executors, administrators, legal representatives and assigns) of the **PARTY OF THE FIRST PART.**

**AND**

**VALLABH SHIVRAM SALKAR**, son of late Shivram Manguesh Salkar, aged 63 years, married, businessman, Indian National, holding PAN CARD No. **WPSY232K**, Aadhar No. **1632 7022 1055**, residing at flat No. FL-13, H. No. 2910, “AHILYA”, Sastiwada, Bordem, Bicholim – Goa, hereinafter referred to as **“PURCHASER”** (which expression shall unless repugnant to the context or meaning thereof be their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

**AND WHEREAS** there exists property known as “SASTI VADDO” or “SASTIVADDENTIL XIR SIRISTO” also known as “SASTI WADO” admeasuring 2241 square meters which is described in the land registration office of Bicholim under no. 4695 at folio 321 of Book-12 new and found to be enrolled for Matriz Predial in the Taluka Revenue Office of Bicholim under Matriz No.116, 594, 595, and 596 and which is presently surveyed under survey no.12/10 of Village Bordem of Bicholim Taluka hereinafter referred to as the **“ SAID PROPERTY I ”** more particularly described in the Schedule I hereinafter.



....5/-

**AND WHEREAS** the **SAID PROPERTY I** that was earlier part of a larger property originally belonged to Govinda Vassudeva Sinau Carapurcar and his wife Subdorabai, Panduronga Sinay Borcar, and his wife krishnabai and Purshotoma Sinay Brocar.

**AND WHEREAS** vide Deed of Sale dated 15/07/1903 dawn on page 64 onward of the book no.50 recorded in the office of Civil Registrar-cum-Sub Registrar and Notary Ex-Officio of the Comarca of Bicholim the said Govinda Vassudeva Sinau Carapurcar and his wife Subdorabai, Panduronga Sinay Borcar, and his wife krishnabai and Purshotoma Sinay Brocar sold the **SAID PROPERTY I** that was earlier part of a larger property to Crisna Naique Puroito.

**AND WHEREAS** the said Crisna Naique Puroito became the exclusive owner of the **SAID PROPERTY I** that was earlier part of a larger property, vide Deed of Sale dated 15/07/1903 dawn on page 4 onward of the book no.50 recorded in the office of Civil Registrar-cum-Sub Registrar and Notary Ex-Officio of the Comarca of Bicholim.

**AND WHEREAS** upon the death of Indira Crisna Naique Puroito wife of Crisna Naique Puroito, an orphanological inventory was instituted to partition her estate.

**AND WHEREAS** vide orphanological inventory cum partition deed the **SAID PROPERTY I** that was earlier part of a larger property was partitioned and allotted to Jivotomo Crisna Naique alias Jivottam Krishna Naik and the same stand as

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*perit*

*Jivottam*

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inscribed in favor of Jivotomo Crisna Naique alias Jivottam Krishna Naik under Inscription No.9399 at page No.187V, of Book G-13 of the land records of the District of Bicholim.

**AND WHEREAS** the name of the said Mr. Jivottam Krishna Naik is also duly found to be recorded in the Occupant's Column of 'Form IX', in the Index of Lands since 19/09/1972 with respect to the **SAID PROPERTY I**.

**AND WHEREAS** the name of the said Mr. Jivottam Krishna Naik is also reflected in the Occupant's Column of 'Form III', in the Index of Lands with respect to the **SAID PROPERTY I**.

**AND WHEREAS** the said Mr. Jivottam Krishna Naik and his wife Radhabai Jivottam Naik conveyed a part of the larger property of **SAID PROPERTY I** in favor of His Holiness Shrimad Vidhyadhiraj Tirtha Shripad Vader Swami vide deed of gift dated 18/07/1988 and three deeds of Sale dated, 13/08/1987, 10/11/1995 and 30/06/1997.

**AND WHEREAS** the said His Holiness Shrimad Vidhyadhiraj Tirtha Shripad Vader Swami on becoming the exclusive owner in possession of the part of the larger property of **SAID PROPERTY I** applied for mutation and thereafter got their area partitioned in order to have an independent subdivision holding for the same bearing survey no. 12/10-A of Village Bordem of Bicholim Taluka.

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....7/-



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**AND WHEREAS** the said Mr. Jivottam Krishna Naik and his wife Radhabai Jivottam Naik became the owners of the BALANCE PROPERTY I admeasuring 3661 square meters forming part of the SAID LARGER PROPERTY I.

**AND WHEREAS** upon the death of Mr. Jivottam Krishna Naik and his wife Radhabai Jivottam Naik who passed away on 10/02/1998 and 07/04/2006 respectively, an Inventory Proceedings No. 223/2007/B came to be initiated by Mohan Jivottam Naik before the Civil Judge Senior Division, at Mapusa - Goa.

**AND WHEREAS** in the aforesaid inventory it transpires that Mr. Jivottam Krishna Naik and his wife Radhabai Jivottam Naik, both passed away intestate, and without leaving any Will or any other disposition of their last wish, and leaving behind them as their sole and universal heir namely:

1. Mrs. Indu Shrikant Pai Angle married to Mr. Shrikant Pai Angle.
2. Mr. Umesh Jivottam Naik married to Mrs. Rekha Umesh Naik.
3. Mrs. Shubhangi Shamsundar Amonkar married to Mr. Shamsundar Laxman Amonkar.
4. Mohan Jivottam Naik married to Meera Mohan Naik.

**AND WHEREAS** the said Mrs. Shubhangi Shamsundar Amonkar and her husband Mr. Shamsundar Laxman Amonkar and Mrs. Indu Shrikant Pai Angle and her husband

....8/-

*Naik*

*1/8/2007*

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Mr. Shrikant Pai Angle relinquished and renounced all their rights, title, and interest in their share to properties in favor of all the other co-heirs by Deed of renunciation duly drawn in the notary book of deeds in the office of the notary ex-officio, Bardez, Mapusa, Goa bearing no. 816 at pages 22 to 23 dated 09/02/2007.

**AND WHEREAS** the "SAID PROPERTY I" forming part of the larger property came to be enlisted as Item No. 1 in the Final List of Assets in the Inventory Proceedings bearing No.223/2007/A.

**AND WHEREAS** the "SAID PROPERTY I" forming part of the larger property came to be allotted to Mr. Umesh Jivottam Naik and his wife to Mrs. Rekha Umesh Naik, Mohan Jivottam Naik and his wife Meera Mohan Naik in equal share among themselves by filing consent terms on 22/07/2009, as per the Chart of Partition dated 30/07/2009 in the Inventory Proceedings bearing No. 223/2007/A.

**AND WHEREAS** vide its order dated 28/10/2009 passed by the Civil Court Senior Division at Mapusa, in Inventory Proceedings bearing No. 223/2007/A, was pleased to Confirm and made absolute the Chart of Allotment in favor of Mr. Umesh Jivottam Naik and his wife to Mrs. Rekha Umesh Naik, Mohan Jivottam Naik and his wife Meera Mohan Naik.

**AND WHEREAS** on the basis of the said order dated 28/10/2009, in the Inventory Proceedings bearing No. 223/2007/A, said Mr. Umesh Jivottam Naik got his names

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duly mutated under Mutation No.16197, in the Survey records of "SAID PROPERTY I".

**AND WHEREAS** the said Mr. Umesh Jivottam Naik and his wife to Mrs. Rekha Umesh Naik, Mohan Jivottam Naik and his wife Meera Mohan Naik became the exclusive owners in possession of the "SAID PROPERTY I" forming part of the larger property of an area admeasuring 3661 sq. meters bearing survey No.12/10 of Bordem Village Bicholim Taluka.

**AND WHEREAS** the said Mr. Umesh Jivottam Naik and his wife to Mrs. Rekha Umesh Naik, Mohan Jivottam Naik and his wife Meera Mohan Naik sold part of the said LARGER PROPERTY I admeasuring an area of 1462 square meters in favor of Mr. Ramakant Subrao Shetye vide Deed of Sale dated 01/10/2009 registered before the Sub Registrar of Bicholim having registration no.999/09 at pages 166 to 182 dated 5/10/2021.

**AND WHEREAS** the said Ramakant Subrao Shetye becoming the exclusive owner in possession of the part of the SAID PROPERTY I applied for mutation and got an area of 1420 square meters partitioned in order to have an independent sub-division holding for the same bearing survey no. 12/10-B of Village Bordem of Bicholim Taluka.

**AND WHEREAS** the said Meera Mohan Naik passed away on 17/12/2020 leaving behind her husband, the said Mohan Jivottam Naik and her sole legal heirs:

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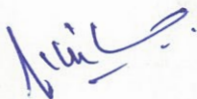
1. Maneesha Yogesh Bhobe alias Mrs. Maneesha Mohan Naik married to Mr. Yogesh Gurudas Bhobe.
2. Mr. Mandar Mohan Naik married to Mrs. Sneha Mandar Naik.

**AND WHEREAS** in light of above, the said VENDORS i.e. Mr. Umesh Jivottam Naik and his wife Mrs. Rekha Umesh Naik, Mohan Jivottam Naik, Maneesha Yogesh Bhobe alias Mrs. Maneesha Mohan Naik and her husband Mr. Yogesh Gurudas Bhobe, Mr. Mandar Mohan Naik and his wife Mrs. Sneha Mandar Naik, became owners of the SAID PROPERTY I admeasuring 2241 sq. mts. was earlier forming part of the SAID LARGER PROPERTY I, which property is more particularly described in SCHEDULE I hereunder written and hereinafter referred to as the SAID PROPERTY I.

**AND WHEREAS** there exists another property known as "SASTI WADDU" admeasuring 75 square meters which is neither described in the land registration office of Bicholim and nor enrolled in the Taluka Revenue Office of Bicholim and is presently surveyed under survey no.12/11 of Village Bordem of Bicholim Taluka, hereinafter referred to as the "SAID PROPERTY II" more particularly described in the Schedule II hereinafter.

**AND WHEREAS** the SAID PROPERTY II came to be owned and possessed by Mr. Esvanta alias Yeshwant Vasu Maulinkar alias Maulingkar, Mrs. Yamini Yeshwant Maulinkar alias Maulingkar, Mrs. Rupa Pundalik Maulinkar, Mr. Nitesh Pundalik Maulinkar alias Maulingkar alias Mavalingkar alias Mavlingkar and his wife

....11/-



Mrs. Suvarna Nitesh Maulingkar; Mrs. Priti Pundalik Maulinkar alias Maulingkar alias Sanika Sunil Govekar and her husband Mr. Sunil Vasudeo Govekar; Mr. Rupesh Pundalik Maulinkar alias Maulingkar and his wife Mrs. Rutika Rupesh Maulingkar.

**AND WHEREAS** vide Deed of Sale dated 07/12/2021 registered before the sub-registrar office of Bicholim, having registration no. BCH-1-932-2021, the said Mr. Esvanta alias Yeshwant Vasu Maulinkar alias Maulingkar, Mrs. Yamini Yeshwant Maulinkar alias Maulingkar, Mrs. Rupa Pundalik Maulinkar, Mr. Nitesh Pundalik Maulinkar alias Maulingkar alias Mavalingkar alias Mavlingkar and his wife Mrs. Suvarna Nitesh Maulingkar; Mrs. Priti Pundalik Maulinkar alias Maulingkar alias Sanika Sunil Govekar and her husband Mr. Sunil Vasudeo Govekar; Mr. Rupesh Pundalik Maulinkar alias Maulingkar and his wife Mrs. Rutika Rupesh Maulingkar **sold the SAID PROPERTY II** in favour of Mr. Mohan Jivottam Naik.

**AND WHEREAS** in light of the above, the said Mohan Jivottam Naik became the exclusive owner in possession of the said PROPERTY II admeasuring 75 square meters, which property is more particularly described in SCHEDULE II hereunder written and hereinafter referred to as the SAID PROPERTY II.

**AND WHEREAS** the PURCHASER has approached the VENDORS for the purchase of the SAID PROPERTY I and SAID PROPERTY II bearing Survey No. 12/10 and 12/11

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*Naik*

*12/10/2021*

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admeasuring an area of 2241 square meters and 75 square meters both situated in the village of Bordem, Bicholim, Goa (which is better described in the schedule I and schedule II and more clearly shown highlighted in red in the plan attached to the Deed). Hereinafter collectively to be referred as "SAID PROPERTIES".

**AND WHEREAS** the VENDORS has represented to the PURCHASER that its title to the SAID PROPERTIES is absolutely clean, clear and marketable, and free from any encumbrances, charges, liens, and/ or attachments of any kind whatsoever. In case claims/demands/lien/court/ case etc. is found to be pending towards the said property at any time, the same shall be the responsibility and liability of the VENDORS, jointly and severally.

**AND WHEREAS** the VENDORS have agreed with the PURCHASER for the absolute sale of the SAID PROPERTY and PURCHASER have agreed to purchase the SAID PROPERTIES for the total consideration of **RS.3,20,00,000/- (RUPEES THREE CRORES TWENTY LAKHS ONLY)**.

**NOW THIS DEED OF SALE WITNESSETH AS UNDER:-**

1. That in consideration of payment **RS.3,20,00,000/- (RUPEES THREE CRORES TWENTY LAKHS ONLY)** which amount after deduction of TDS @ 1% equivalent to **RS.3,20,000/- (RUPEES THREE LAKHS TWENTY THOUSAND ONLY)** works out to **RS.3,16,80,000/- (RUPEES THREE CRORES SIXTEEN LAKHS EIGHTY THOUSAND ONLY)** is paid by the PURCHASERS in the

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manner more particularly stipulated in the Schedule III hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the SAID PROPERTIES which property is more particularly described in Schedule I and Schedule II hereunder written and is delineated in **RED** in the plan annexed hereto as **Annexure- I and Annexure II** together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTIES belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the SAID PROPERTIES hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That VENDORS do hereby assure the PURCHASER that the SAID PROPERTIES hereby sold is free from any encumbrances whatsoever and VENDORS have an absolute title and exclusive right to convey the SAID PROPERTIES by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS covenant that the SAID PROPERTIES is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the SAID PROPERTIES and

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there is no claim by any third party against the SAID PROPERTIES, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDORS declare that they have not agreed to sell the SAID PROPERTIES or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTIES or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTIES and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTIES. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to the acquisition of the SAID PROPERTIES by any authority or government department.

3. The possession of the SAID PROPERTIES hereby sold by VENDORS has been handed over to PURCHASER today. PURCHASER shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTIES to Schedule I and Schedule II hereunder written. The PURCHASER shall also be entitled to apply for and transfer in their favor, the party hereby purchased in all other public records, village records, etc.
4. The VENDORS covenant that in case any defect is found in the title of the VENDORS of the SAID PROPERTIES hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of

....15/-



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PURCHASER and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASER.

5. That the VENDORS hereby assure the PURCHASER that there are no third-party rights of whatsoever nature in respect of the SAID PROPERTIES by way of easements, prescription, and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASER in case of any valid and legally subsisting claim, objections from any persons with regard to the same.
6. That VENDORS do hereby assure the PURCHASER that the SAID PROPERTIES hereby sold is free from any encumbrances whatsoever and VENDORS have an absolute title and exclusive right to convey the said part by way of sale.
7. That on the execution of this Deed of Sale, PURCHASER shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTIES hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.
8. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASER and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTIES or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.

....16/-



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9. That in case of increase in the area of the SAID PROPERTIES if found on loco at any time in future on resurvey, then the same shall exclusively be owned and possessed and enjoyed by the PURCHASER and the PURCHASER shall be free and open to carry out the resurvey from the concerned authorities in his favor and the VENDORS, or their successors or any person or persons on their behalf shall not raise any claim of whatsoever or demand additional consideration thereof in any manner whatsoever.
10. The VENDORS and the PURCHASER hereby declare that the SAID PROPERTIES in a transaction do not belong to Schedule Caste / Schedule Tribe under Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.
11. Price paid corresponds to the market value of the SAID PROPERTIES and accordingly stamp duty of **RS.14,40,000/- (RUPEES FOURTEEN LAKHS THOUSAND ONLY)** has been affixed herewith.

#### SCHEDULE - I

##### ( Description of the Said Property - I )

All that property is known as "SASTI VADDO" or "SASTIVADDENTIL XIR SIRISTO" also known as "SASTI WADO" admeasuring 2241 square meters which is described in the land registration office of Bicholim under no. 4695 at folio 321 of Book-12 new and found to be enrolled for Matriz Predial in the Taluka Revenue Office of Bicholim under Matriz No.116, 594, 595, and 596 and which is presently surveyed under survey No.12/10 of Village Bordem of Bicholim Taluka, and bounded as under:

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**East:** By property bearing survey no. 12/10-A of Village Bordem Bicholim Goa.

**West:** By Public Road.

**North:** By property bearing survey no. 12/10-A of Village Bordem Bicholim Goa.

**South:** By property bearing survey no. 12/12 of Village Bordem Bicholim Goa.

**Schedule - II**

**( Description of the Said Property II )**

All that distinct property is known as "SASTIVADDO" alias "SASTIVADDENTIL XIR-SIRISTO" admeasuring 75 square meters, which is neither described in the land registration office of Bicholim and nor enrolled in the Taluka Revenue Office of Bicholim and is presently surveyed under survey no.12/11 of Village Bordem of Bicholim Taluka, and the same is bounded as under:

**East:** By property bearing survey no. 12/10 of Village Bordem Bicholim Goa.

**West:** By property bearing survey no. 12/10 of Village Bordem Bicholim Goa.

**North:** By property bearing survey no. 12/10 of Village Bordem Bicholim Goa.

**South:** By property bearing survey no. 12/12 of Village Bordem Bicholim Goa.



....18/-

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**SCHEDULE III**  
**(CONSIDERATION)**

**RS. 3,20,00,000/- (RUPEES THREE CRORES TWENTY LAKHS ONLY)**

Total Payable to Vendors	<b>Rs. 3,20,00000/-</b>
<b><u>Amount paid to the Vendors in following manner:</u></b>	
Paid to Vendors No.4(a)	Rs.3,20,00,000/-
Less TDS @1%	Rs.3,20,000/-
<b>Net Payable</b>	<b>Rs.3,16,80,000/-</b>

- The above-said amount of **RS.3,16,80,000/- (RUPEES THREE CRORES SIXTEEN LAKHS EIGHTY THOUSAND ONLY)** has been paid to Vendor No.4(a) who has received the same on behalf of Self and behalf of Vendor No.1 to 3 and 4(b) vide RTGS transfer issued by **Saraswat Co-operative Bank Ltd.** with UTR No. **SRCBR92021122000000222**.
- The VENDORS hereby admit and acknowledge receipt of the entire consideration.

IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month, and the year first hereinabove written.

....19/-

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*Handwritten signature*

**Mr. Mohan Jivottam Naik** }  
SIGNED, SEALED, AND DELIVERED }  
BY THE WITHIN NAMED VENDOR }  
No.1 **Mr. Mohan Jivottam Naik** for }  
Self and as Attorney for Vendor No. }  
2(a), 2(b), 3(a), 3(b), 4(a), and 4(b) }  
of the First Part. }



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**Left Hand Finger Impressions      Right Hand Finger Impressions**

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2  \_\_\_\_\_

3  \_\_\_\_\_


4  \_\_\_\_\_

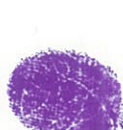
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**MR. VALLABH SHIVRAM SALKAR** }  
SIGNED AND DELIVERED by the }  
within named PURCHASER **MR.** }  
**VALLABH SHIVRAM SALKAR** }  
of the Second Part }



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**Left Hand Finger Impressions**

**Right Hand Finger Impressions**



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**WITNESSES:**

1. Name: Nirzar Jambotkar

Father's Name: Dayanand Jambotkar

Age: 44 years

Residential Add.: Bicholim Goa

Signature:



2. Name: Savio Monteiro

Father's Name: Fausto Monteiro

Age: 31

Residential Add.: Divar Goa

Signature:





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

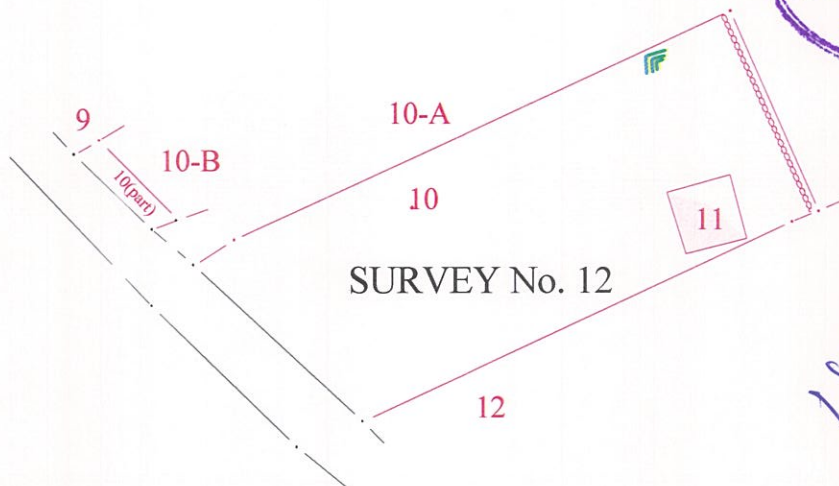
Inward No.: 2263



Plan Showing plots situated at  
 Village : BORDEM  
 Taluka : BICHOLIM  
 Survey No./Subdivision No. : 12/ 10  
 Scale : 1 : 1000

( SANDEEP B. CHODANKAR )

Inspector Of Survey & Land Records  
 Bicholim - Goa



*Signature*

*Signature*

*Manoj D. Naik*

*Signature*



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



Plan Showing plots situated at  
Village : BORDEM  
Taluka : BICHOLIM  
Survey No./Subdivision No. : 12/ 11  
Scale : 1 : 1000

Inward No:

( SANDEEP B. CHODANKAR )

Inspector Of Survey & Land Records  
Bicholim - Goa



SURVEY No. 12



*Manoj D. Naik* *Nayana Kerker*

*Manoj D. Naik*

*Nayana Kerker*

Generated By : Manoj D. Naik ( D'Man Gr.II)  
On : 15-12-2021

Compared By: Nayana Kerker (H.S)



## Government of Goa

### Document Registration Summary 2

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

Print Date & Time : - 20-Dec-2021 11:56:39 am

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Presented at 11:37:58 am on 20-Dec-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1440000
2	Registration Fee	960000
3	Mutation Fees	2500
4	Processing Fee	1740
<b>Total</b>		<b>2404240</b>

Stamp Duty Required :1440000/-















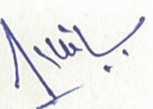


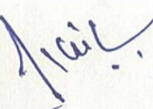
Stamp Duty Paid : 1440000/-

#### Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Vallabh Shivram Salkar ,Father Name:Late Shivram Manguesh Salkar, Age: 63,</b> <b>Marital Status: Married ,Gender:Male,Occupation:</b> Business, <b>Address1</b> - Flat no FL-13 H.no 2910 Ahilya Sastiwada Bordem, Bichoilm, Goa, <b>Address2</b> - , <b>PAN No.:</b> AAFS2326			




#### Executer




Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Mohan Jivottam Naik , Father Name:Late Jivottam Naik, Age: 72,</b> <b>Marital Status: Widower ,Gender:Male,Occupation: Other,</b> Krishna Dham, Bordem, Bichoilm, Goa, <b>PAN No.:</b> AAWPN2627			
2	<b>Mohan Jivottam Naik , Father Name:Late Jivottam Naik, Age: 72,</b> <b>Marital Status: ,Gender:Male,Occupation: Other,</b> Krishna Dham, Bordem, Bichoilm, Goa, <b>PAN No.:</b> AAWPN2627, as Power Of Attorney Holder for <b>Mandar Mohan Naik</b>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Mohan Jivottam Naik , Father Name:Late Jivottam Naik, Age: 72, Marital Status: ,Gender:Male,Occupation: Other, Krishna Dham, Bordem, Bichoilm, Goa, PAN No.: <b>AYPN2527C</b> , as Power Of Attorney Holder for Sneha Mandar Naik			
4	Mohan Jivottam Naik , Father Name:Late Jivottam Naik, Age: 72, Marital Status: ,Gender:Male,Occupation: Other, Krishna Dham, Bordem, Bichoilm, Goa., PAN No.: <b>AYPN2527C</b> as Power Of Attorney Holder for Rekha Umesh Naik			
5	Mohan Jivottam Naik , Father Name:Late Jivottam Naik, Age: 72, Marital Status: ,Gender:Male,Occupation: Other, Krishna Dham, Bordem, Bichoilm, Goa., PAN No.: <b>AYPN2527C</b> , as Power Of Attorney Holder for Umesh Jivottam Naik			
6	Vallabh Shivram Salkar , Father Name:Late Shivram Manguesh Salkar, Age: 63, Marital Status: Married ,Gender:Male,Occupation: Business, Flat no FL-13 H.no 2910 Ahilya Sastiwada Bordem, Bichoilm, Goa, PAN No.: <b>AYPN2527C</b>			
7	Mohan Jivottam Naik , Father Name:Late Jivottam Naik, Age: 72, Marital Status: ,Gender:Male,Occupation: Other, Krishna Dham, Bordem, Bichoilm, Goa., PAN No.: <b>AYPN2527C</b> , as Power Of Attorney Holder for Yogesh Gurudas Bhohe			
8	Mohan Jivottam Naik , Father Name:Late Jivottam Naik, Age: 72, Marital Status: ,Gender:Male,Occupation: Other, Krishna Dham, Bordem, Bichoilm, Goa., PAN No.: <b>AYPN2527C</b> , as Power Of Attorney Holder for Maneesha Yogesh Bhohe Alias Maneesha Mohan Naik			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: <b>Savio Monteiro</b> ,Age: 30,DOB: ,Mobile: 9823195247 ,Email: ,Occupation:Advocate , Marital status : Married , Address:403107, Piedade Divar lihas Goltim Tiswadi Goa, Piedade Divar lihas Goltim Tiswadi Goa, Goltim, Tiswadi, NorthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: Nirzar Dayanand Jambotkar, Age: 44, DOB: , Mobile: 9373532590 , Email: , Occupation: Service , Marital status : Married , Address: 403504, H.no 2035, H.no 2035, Shree Naik Nagar Bordem, Bicholim, Bicholim, Bicholim, North Goa, Goa			



Sub Registrar

SUB - REGISTRAR  
BICHOLIM

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Book :- 1 Document

Registration Number :- **BCH-1-969-2021**

Date : 20-Dec-2021

*[Signature]*  
20/12/2021

**SUB - REGISTRAR  
BICHOLIM**

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