



गोवा GOA

Sr. No. 20832 Place of vend MAPUSA. Date 24/12/2020 032909
Value of stamp paper 20000

Name of purchaser Bipin Chandekar

Residing at Mapusa Son / wife of Yeshwant

As there is no one single stamp paper for the value of Rs. 135000. Additional stamp papers for the completion of the value is attached along with.

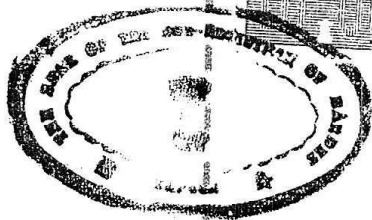
Purpose S. J. 202

N. Fernandes
Transacting Parties

Signature of Vendor
No 22 (R.R.P Dessai)

B. Chandekar
Signature of Purchaser

-1-



Sr. NO-2020-BR2-3611

31/12/2020

DEED OF SALE



B. Chandekar

N. Fernandes



गोवा GOA



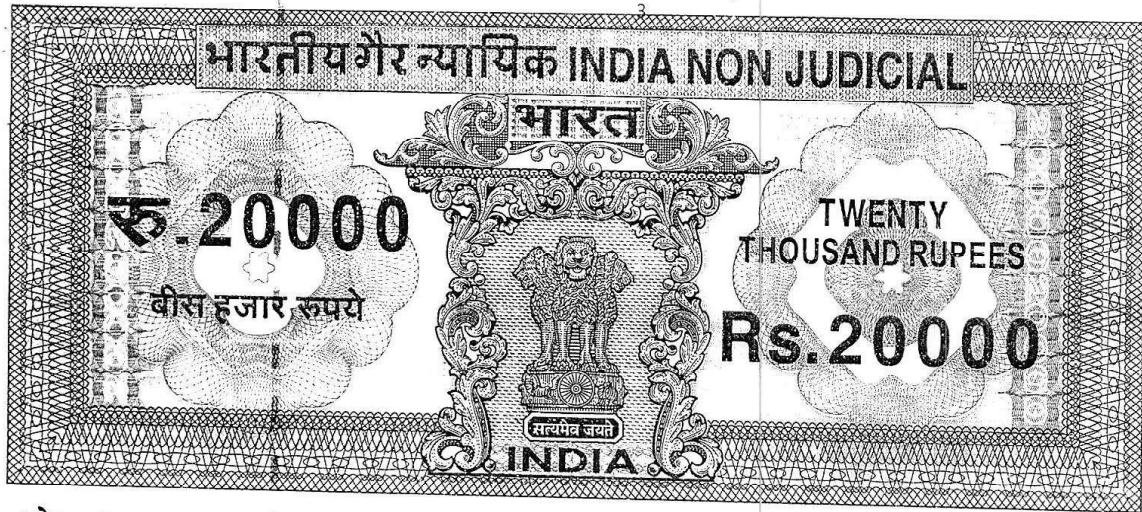
Sr. No. 20832 Place of vend MAPUSA Date 24/12/2020 032911
Value of stamp paper 20,000
Name of purchaser Bipin Chandelkar
Residing at Mapusa Son / wife of Teshwant
As there is no one single stamp paper for the
value of Rs. 135,000 Additional stamp papers for the
completion of the value is attached alongwith.
Purpose S-Deed N-For house
Signature of Vendor [Signature] Transacting Parties
No 22 (R.R.P Dessai) Signature of Purchaser [Signature]

-2-

THIS DEED OF SALE is executed in the City
of Mapusa on this 24th December 2020, BETWEEN

[Signature]

[Signature]



गोवा GOA

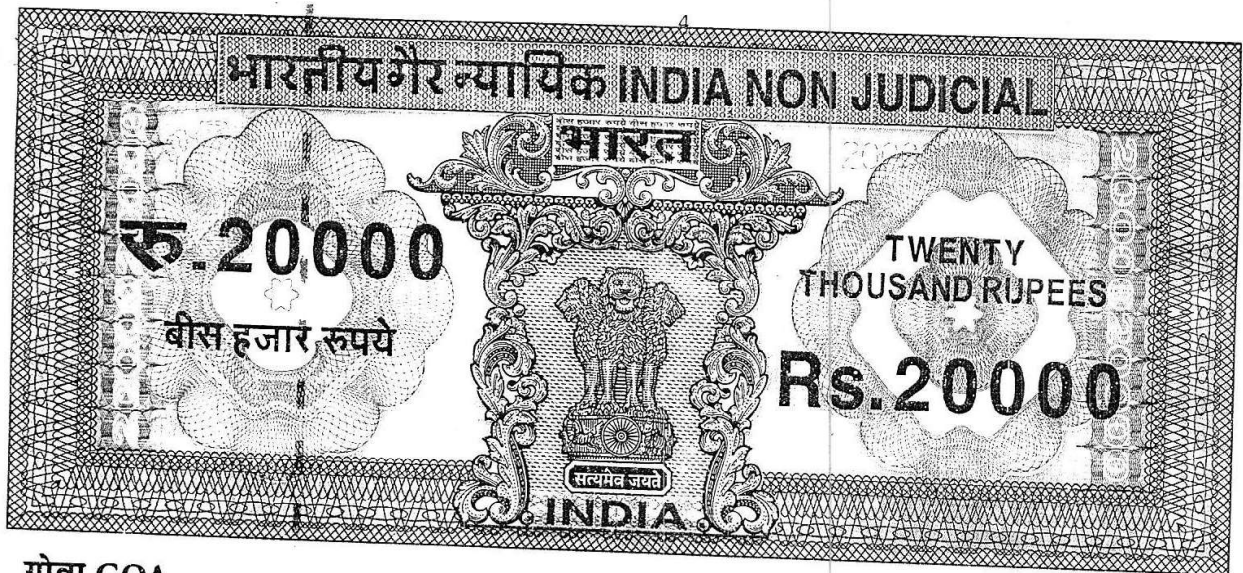
Sr. No. 20832 Place of vend MAPUSA, Date 24/12/2020 032910
Value of stamp paper Rs. 20000
Name of purchaser Bipin Chandekar
Residing at Mapusa, Son / wife of Jeshwant
As there is no one single stamp paper for the value of Rs. 125000 Additional stamp papers for the completion of the value is attached alongwith.
Purpose Deed
Signature of Vendor [Signature]
No. 22 (R.R.P. Dessai)
Signature of Purchaser [Signature]
Transacting Parties

-3-

(1) MS. NEISHA ARCANJELA FERNANDES, 29 years of age,
unmarried, employed, daughter of late Nasimento

[Signature]

[Signature]



गोवा GOA



Sr. No. 20822 Place of vend MAPUSA Date 24/11/2020 032913
Value of stamp paper 20000
Name of purchaser Bibin Chandekar
Residing at Mapusa Son / wife of Yeshwant
As there is no one single stamp paper for the
value of Rs. 135000 Additional stamp papers for the
completion of the value is attached along with.
Purpose S-2a
Signature of Vendor N. Fernandes
1 No 22 (R.P. Dessai) Transacting Parties
Signature of Purchaser

-4-

Verancio Fernandes and Jacinta Fernandes, holder
of PAN [REDACTED] and her brother (2) MR. NYRAN

Bibin Chandekar

N. Fernandes



गोवा GOA



Sr. No. 20832 Place of vend MAPUSA Date 24/1/2020 032912
Value of stamp paper Rs. 20,000/-
Name of purchaser Pipin Chandekar
Residing at Mapusa Son / wife of Yeshwant Chandekar
As there is no one single stamp paper for the value of Rs. 135.00/- Additional stamp papers for the completion of the value is attached along with.
Purpose Deed N. Fernandes
Signature of Vendor [Signature] Transacting Parties
No 22 (R.R.P Dessai) Signature of Purchaser [Signature]

-5-

VALLANCIO FERNANDES, 26 years of age, unmarried,
employed, son of late Nascimento Venancio

[Signature]

[Signature]



गोवा GOA

Sr. No. 20832 Place of vend MAPUSA Date 24/12/2020 032908
Value of stamp paper ₹ 2000/-
Name of purchaser Pravin J. Chandekar
Residing at Mapusa Son / wife of Yeshwanth
As there is no one single stamp paper for the
value of Rs. ₹ 2000/- Additional stamp papers for the
completion of the value is attached alongwith.
Purpose S. Dessai
N. Fernandes
Transacting Parties
Signature of Vendor N. Fernandes
No 22 (R.P. Dessai) Signature of Purchaser

-6-

Fernandes, and Jacinta Fernadnes, holder of PAN
[REDACTED] both Indian National, resident of House

N. Fernandes

N. Fernandes



गोवा GOA

046870

Sr. No. 20832 Place of vend MAPUSA. Date 24/12/2020
Value of stamp paper Rs. 15000/-
Name of purchaser Bikim Chandekar
Residing at MAPUSA Son / wife of Yeshwant Chandekar
As there is no one single stamp paper for the value of Rs. 15000/- Additional stamp papers for the completion of the value is attached alongwith.
Purpose S. deed
Signature of Vendor [Signature]
No 22 (R.R.P Dessai)
Transacting Parties
Signature of Purchaser [Signature]

-7-

NO 56/3, Nivol Wado, Near Chapel Sircaim, Bardez,
Goa. The Vendor at serial no.2 is represented by

[Signature]

[Signature]

vendor no.1 by virtue of power of attorney dated 14.8.2018 executed before Vikesh K Harmalkar, Advocate and Notary of Mapusa under REg.no.734/18, hereinafter called **THE VENDORS** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the ONE PART (2) **MR.BIPIN CHANDELKAR**, 38 years of age, married, business, son of Yeshwant Chandelkar, holder of PAN [REDACTED] Indian National, resident of H.no.54/11, Khorlim, Mapusa, Bardez, Goa hereinafter called **THE PURCHASER** (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS there exists a property known as "METALCHEMBHATTA" second edition, also known as "METAR" or "VAILOVADDO" together with a residential house therein bearing V.P. house no. 87 therein,

B. Chandekar

Devarandis

situated at Igreja vaddo, sirsaim, Bardez, Goa, within the jurisdiction of Gram Panchayat of Sirsaim, within the registration Sub District of Bardez, of the District of North Goa, which property is not described in the land registration office of the Judicial Division of Bicholim but enrolled in the revenue office of Bicholim, under no.2358 and surveyed in the records of rights under survey no.46/4 and 52/3 of Sirsaim and more particularly described in schedule I hereunder written. and hereinafter referred to as THE SAID ENTIRE PROPERTY.



WHEREAS the said property was purchased by Mr. Antonio Paulo Assumcao Fernandes by the Deed of sale (Instrumento de Vendo) dated 15/03/1969.

AND WHEREAS the said Mr. Antonio Paulo Assumcao Fernandes was a widower at that time of the said Purchase, his wife Mrs. Carolina Fernandes having expired earlier at Mapusa on 17/10/1968

Antonio Paulo Assumcao Fernandes

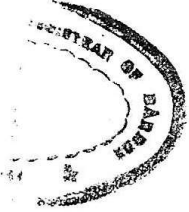
Carolina Fernandes

AND WHEREAS the said Mr. Antonio Paulo Assumcao Fernandes subsequently expired at sirsaïm on 8/3/1973, without any will or other disposition of his last wish.

AND WHEREAS upon the death of said Antonio Paulo Assumcao Fernandes, inventory proceedings no.20/2009/A was conducted by his heirs before Civil Court at Bicholim.

AND WHEREAS the heirs did not wish to continue in joint ownership and possession of the said property above described and desired to physically partition the same by metes and bounds and mutually agreed to divide the said property into five plots to be allotted to the five heirs of late Mr. Antonio Paulo Assumcao Fernandes.

AND WHEREAS the heirs of said Antonio Fernandes engaged services of an independent surveyor and has



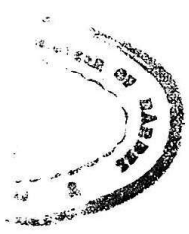
[Signature]

[Signature]

got the sub division plan drawn by sub dividing the said property into A,B,C,D and E and have entered into "AGREEMENT OF FAMILY SETTLEMENT" registered before A.B.Sawkar, Advocate and Notary of Mapusa bearing regn. no. 697/2006 dated 03/05/2006.

AND WHEREAS on the death of the said Mr. Antonio Paulo Assumcao Fernandes the said above property were subject to the said Inventory Proceedings No.20/2009A before the Civil Judge Senior Division at Bicholim.

AND WHEREAS the said property were described at Item Nos.1,2,3,4 and 5 of the said proceedings and the chart of "Allotment confirmed by the Honourable Civil Judge Senior Division at Bicholim the said properties were allotted by chart dated 19.7.2010 confirmed by final Order dated 20.8.2010.



[Signature]

[Signature]
Assumcao

AND WHEREAS item no.3 which is PLOT "C" admeasuring 1262.50 sq.mts. of the property bearing survey no. 46/4 of Sirsaim and which plot was identified in the site plan, was allotted in the said inventory proceeding jointly to the following heirs namely:- (i) Mrs. Jacinta Fernandes (ii) Miss. Neisha Arcanjela Fernandes (vendor no.1) (iii) Mr. Nyran Vailancio Fernandes (vendor no.2), who was then a minor.



AND WHEREAS the said Jacinta Fernandes was the widow of late Nascimento Fernandes who was one of the son of original owners Antonio Paulo Fernandes.

AND WHEREAS said Mr. Nascimento Venancio Fernandes, expired at Sirsaim, Bardez, Goa on 04/03/2008, without any will or other deposition of his last wish leaving behind his widow, half sharer and moiety holder Mrs. Jacinta Fernandes and as his sole and universal heirs his following children:

a) Miss Neisha Arcanjelo Fernandes,

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[Handwritten signature]

Major of age, unmarried, resident of
Nivolvaddo, Sirsaim, Bardez, Goa.

b) Mr. Nyran Vailancio Fernandes,
Major of age, resident of Nivolvaddo, Sirsaim,
Bardez, Goa.

AND WHEREAS Mrs. Jacinta Fernandes, expired at
Sirsaim, Bardez, Goa on 01/07/2014, without any
will or other deposition of his last wish leaving
behind her sole and universal heirs following two
children

- 
- i) Miss Neisha Arcanjelo Fernandes (vendor no.1)
 - ii) Mr. Nyran Vailancio Fernandes(vendor no.2)

AND WHEREAS upon the death of the said Mrs.
Jacinta Fernandes on 01/07/2014 the Deed of
Inheritance of Succession has been registered on
06/03/2010 recorded at folio 65V to 66V of Book
No.859 at Civil registrar cum Sub-Registrar office
of Bardez at Mapusa declaring the vendors herein as

Nyran Vailancio Fernandes

Jacinta Fernandes

the sole and only universal heirs and successors of the deceased Mrs. Jacinta Fernandes.

AND WHEREAS the said plot C was partitioned from the entire property vide case no.15/259/2018/FSA/PART/LAND and consequently allotted separate independent survey no.46/4-B by ISLR by its Order dated 28.6.2019.



WHEREAS the said Plot "C" which is now surveyed independently under survey no. 46/4-B in survey records of village Sirsaim, Bardez, Goa, having area of 1262 sq.mtrs more particularly described in Schedule II hereinunder written and hereinafter referred to as THE SAID PROPERTY, which is the part of entire property more particularly described in Schedule I known as "METALCHEMBHATTA" second edition, also known as "METAR", situated at Igreja vaddo, sirsaim, Bardez, Goa, within the jurisdiction of Gram Panchayat of Sirsaim, within

[Handwritten signature]

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the registration Sub District of Bardez, of the District of North Goa, which property is not described in the land registration office of the Judicial Division of Bicholim but enrolled in the Revenue office of Bicholim, under no.2358 and surveyed in the records of rights under survey no.46/4 of Sirsaim.

AND WHEREAS the Vendors are therefore the owners in possession of the said property described in scheduled II.

AND WHEREAS the Vendors with the help of the Purchaser and monies spent have obtained the following Permission/Licensees for construction of residential building

a. N.O.C from Primary Health Centre, Colvale Bardez-Goa, bearing Ref No. TPB/6086/SIRSAM/TCP-20/3135 dated 18.08.2020.

P. Bardez

Amendes

- b. Technical Clearance Certificate bearing Ref. No. TPB/6086/SIRSAIM/TCP-20/3135 dated 18.08.2020
- c. N.O.C. from electricity Department bearing Ref No. AE/II/XVII/2020-21/O M/Tech-5/778 dated 27.08.2020
- d. N.O.C. from P.W.D Department bearing Ref NO. PWD/SDII/PHE-N/F-10/482/20-21 dated 28.9.2020
- e. Conversion Sanad No.4/16/CNV/AC-III/2020/940 dated 29.10.2020.
- f. Construction License from Village Panchayat of Sirsaim bearing no.VPS/BAR/C.Lic-05-2020-21/757 dated 29.12.2020.

AND WHEREAS the Purchaser shall be entitled to use said Licenses or get it transferred in his own name as he deems fit and proper.

AND WHEREAS the purchaser has now proposed and the vendors have agreed to sell and convey the said property to the purchaser, for a total

P. J. J. J. J.

Amended

consideration of Rs. 45,43,200/- (Rupees Forty Five Lakhs forty Three Thousand Two Hundred only).

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

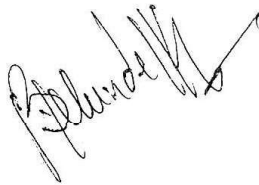
1. That in pursuance of the above agreement and in total consideration of Rs. 45,43,200/- (Rupees Forty Five Lakhs forty Three Thousand Two Hundred only), paid by the purchaser to the vendors, the receipt of which the vendors do hereby admit and acknowledge, they the vendors do hereby convey, transfer, and sell unto the purchaser the said independent plot admeasuring 1262 square metres, bearing Survey number 46/4-B in survey records of Village Sirsaim, Bardez, Goa, more particularly described in Schedule II hereunder written and hereinafter referred to as THE SAID PROPERTY, being part of a larger property known as "METACHEMBATTA" second edition, also known as "METAR" or "VAILOVADDO", situated at Igreja Vaddo,

Polunde M

Amwadi

Sirsaim, Bardez, Goa, within the jurisdiction of Gram Panchayat of Sirsaim, within the registration Sub District of Bardez, of the District of North Goa, which property is not described in the land registration office of the Judicial Division of Bicholim but enrolled in the revenue office of Bicholim, under no.2358 and surveyed in the records of rights under survey no.46/4 of Sirsaim which larger property is more particularly described in Schedule I hereunder written.

2. That the vendors do hereby hand over the possession of the said property in the hands of the purchaser.
3. That the Purchaser shall be entitled to use the said licenses, permissions, NOC's or get the same transferred in his own name as deemed fit and proper by him.
4. That the vendors do hereby admit and acknowledge that the entire consideration towards

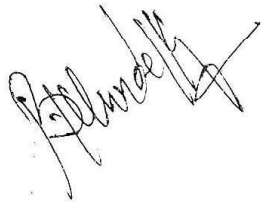


the said property has been paid by the Purchaser to the Vendors.

5. That the price paid by the purchaser corresponds to the present market value and the stamp duty is paid accordingly.

6. That in case any defect is found in the title of the vendors in the said property hereby sold and / or in the present conveyance then the vendors do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the purchaser for more perfectly conveying the said property sold unto the purchaser.

7. That the vendor does hereby assure the Purchaser that the said property hereby sold is free from any encumbrances whatsoever and the vendors have absolute title and exclusive right to convey the said property by way of sale.





8. That the purchaser shall and may at all times hereinafter peacefully and quietly enter into, and possess the said property hereby sold without any hindrance, claim, interruption or demand whatsoever from the vendors or from any person claiming through or under them.

9. That the parties hereto do not belong to schedule caste or tribe in terms of Notification No: RD/LND/LRC/318/77 dated 21.8.1978 published in Official Gazette Series II No: 21 dated 24.8.1978.

SCHEDULE I
(ENTIRE PROPERTY)

All that property known as property known as "METACHEMBATTA" second edition, also known as "METAR" or "VAILOVADDO" together with a residential house therein bearing V.P. house no. 87 therein, situated at Igreja vaddo, Sirsaim, Bardez, Goa, within the jurisdiction of Gram Panchayat of





Sirsaim, within the registration Sub District of Bardez, of the District of North Goa, which property is not described in the land registration office of the Judicial Division of Bicholim but enrolled in the revenue office of Bicholim, under no.2358 and inter alia surveyed in the records of rights under survey no.46/4 of Sirsaim which property is bounded as under:

EAST: By the pathway of Comunidade

WEST: By the reserved pathway of the vendors.

NORTH: By the Comunidade.

SOUTH: By the pathway of the vendors.

SCHEDULE II (PLOT DETAILS)

All that independent plot surveyed under survey no.46/4-B of Village Sirsaim, Bardez, Goa, having area of 1262 square metres shown in the survey plan annexed hereto, which is independent part of the said entire property known as "METACHEMBATTA"

[Signature]

[Signature]



second edition, also known as "METAR", situated at Igreja vaddo, sirsaim, Bardez, Goa, within the jurisdiction of Gram Panchayat of Sirsaim, within the registration Sub District of Bardez, of the District of North Goa, which property is not described in the land registration office of the Judicial Division of Bicholim but enrolled in the revenue office of Bicholim, under no.2358 and inter alia surveyed in the records of rights under survey no.46/4 of Sirsaim more particularly described in Schedule I hereinabove which independent part / said property is bounded as under:

EAST: By the property bearing survey no.46/4-A.

WEST: By Road

NORTH: By property bearing survey no.46/4.

SOUTH: By Road.

IN WITNESS WHEREOF, the parties hereto have signed and executed this Deed of Sale in the simultaneous presence of the witnesses signing below.

[Signature] *[Signature]*

THE VENDORS:



Fernandes

MS. NEISHA ARCANJELA FERNANDES
FOR SELF AND ATTORNEY FOR
VENDOR (AFFIDAVIT NO. 2)

L.H.F.P. OF NEISHA
ARCANJELA FERNANDES

R.H.F.P. OF NEISHA
ARCANJELA FERNANDES

1. _____

1. _____

2. _____

2. _____

3. _____

3. _____

4. _____

4. _____

5. _____

5. _____

Fernandes

Fernandes

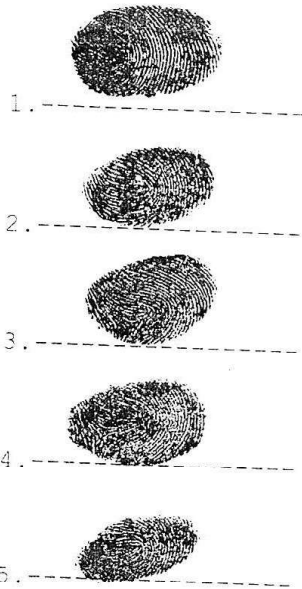
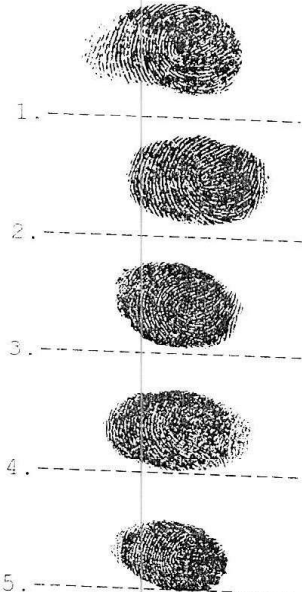
THE PURCHASER:



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L.H.F.P. OF BIPIN CHANDELKAR

R.H.F.P. OF BIPIN CHANDELKAR



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WITNESSES:



1. Ravalli

2. Salgaonkar

Ravalli

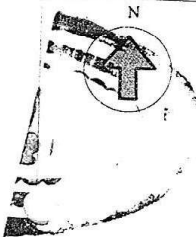
Rajesh P. Naik
H. No. , latambarcem
Kharoda - Picholim - Goa.

Chandrakant P. Salgaonkar
Lopies Waddo, Verta-Lanca
Panora - Bandez - Goa.

Munandes

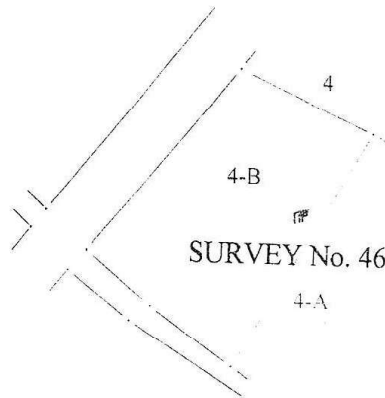


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

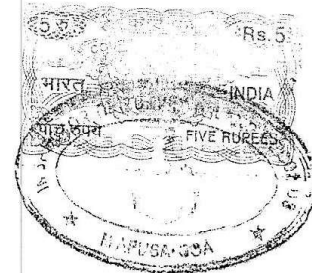


Plan Showing plots situated at
Village : SIRCAIM
Taluka : BARDEZ
Survey No./Subdivision No. : 46/ 4-B
Scale : 1 : 1000

Inward No: 05



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



Generated By : Pratap Moulekar (D'Man Gr. II)
On : 01-01-2020

Compared By:



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 31-Dec-2020 11:12:16 am

Document Serial Number :- 2020-BRZ-3611

Presented at 11:12:36 am on 31-Dec-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	136300
2	Registration Fee	90870
3	Mutation Fees	2500
	Processing Fee	510
Total		230180

Stamp Duty Required :136300/-

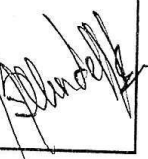
Stamp Duty Paid : 136320/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Bipin Chandelkar , Father Name: Yeshwant Chandelkar, Age: 38, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - H No 54-11 Khorlim Mapusa Bardez Goa, Address2 - PAN No. [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Neisha Arcanjela Fernandes , Father Name: Late Nasimento Venancio Fernandes, Age: 29, Marital Status: Unmarried Gender: Female, Occupation: Self Employed, Address1 - H No 56-3, Nivoli Wado, Near Chapel Sircaim, Bardez, Goa, Address2 - PAN No.: [REDACTED]			
	Neisha Arcanjela Fernandes , Father Name: Late Nasimento Venancio Fernandes, Age: 29,			

2	Marital Status: , Gender:Female, Occupation: Self Employed, Address1 - H No 56-3, Nivol Wado, Near Chapel Sircaim, Bardez Goa, Address2 - PAN No.: [REDACTED] as Power Of Attorney Holder for Nyran Vailancio Fernandes			
3	Bipin Chandelkar , Father Name:Yeshwant Chandelkar, Age: 38, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - H No 54-11 Khorlim Mapusa Bardez Goa, Address2 - PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Rajesh P Naik, Age: 28, DOB: , Mobile: 9075955745 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403503, Latambarcem, Bicholim, North Goa, Goa			
2	Name: Chandrakant Pundalik Salgaonkar, Age: 59, DOB: 1961-08-04 , Mobile: 9822166655 , Email: , Occupation: Service , Marital status : Married , Address: 403510, Canca, Bardez, North Goa, Goa			


 Registrar
 BARDEZ

Document Serial Number :- 2020-BRZ-3611

Document Serial No:-2020-BRZ-3611

Book :- 1 Document
Registration Number :- **BRZ-1-3522-2020**
Date : 31-Dec-2020



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

SUB-REGISTRAR
BARDEZ