

945



00AA 954983

Serial No. 975/2001
Presented to the office of the
Sub Registrar, Ponda
10th May 2001
10th May 2001

Received fees for	Rs.	
Registration		6000.00
Copying (Folio)	210	60.00
Copying and documents		10.00
Postage		
Total Rs.		6070.00

HE SI



For M/s. AKASH BUILDERS

Pavla
Proprietor

Mm
PONDA



Mm
SUB REGISTRAR
PONDA

DEED OF SALE

This deed of sale is entered here at Ponda this 21st day of May 2001 between the following parties: [i] Mrs. LUCIA URSULA CARDOZO alias LUCY CARDOZO widow of Claudio Paulo Vianey Cardozo, housewife, major in age

SERIAL NO. 35567, PLACE OF VENT Ponda DATE 17/5/01
VALUE OF STAMP DUTY RS. 10,000/-
NAME OF THE PURCHASER Alcosh Builders
RESIDING AT Ponda-Goa
FOR THE PURPOSE OF Deed of Sale
SIGNATURE OF VENDOR S
SIGNATURE OF PURCHASER

residing at Murda Nuvem Salcete Goa here in after called to ass the VENDOR [which expression shall unless repugnant to the context or meaning thereof mean and include her heirs, legal representatives, administrators, executors and assigns] of the one part; AND on the other part M/s AKASH BUILDERS with office at Khandepar Ponda Goa and represented in this deed buy its proprietor Mr. RICARDO DIAS son of late Francisco Dias, bachelor, businessmen, aged 32 years, residing at Khandepar Ponda Goa here in after called to as the PURCHASER al Indian Nationals.

WHEREAS the Vendor is the absolute owner and in exclusive enjoyment and possession of two plots, one bearing No. 175 of an area of 379.75 sq. meters and the other plot bearing No, 176 of an area of 378.75. sq. meters situated at Village Usgao and forming part of the



00AA 954984

survey No. 249 and which plots are more particularly described in the Schedule here in below and also shown in the plan hereto annexed.

AND WHEREAS this plot originally belonged to the Comunidade of Usgao who by a deed of sale dt. 13.8.1976 duly registered before the Sub Registrar office of Ponda sold the same to one Prabhakar K. S. Uasgaonkar who in turn along with his wife sold the said plots to Fr. Caetano Piedade Santana Cardozo by a deed of sale dt. 4th day of December 1976 duly registered before the Sub Registrar Office of Ponda under register No 78 at pages 382 to 385 of book No. 1, Volume 39 dt. 22.2.1977.

WHEREAS the said Fr. Caetano P. S. Cardozo by a Will Deed dt. 2nd day of August 1994 bequeathed the said two plots to his sister in law, the now Vendor, who at the



SERIAL NO. 35567 PLACE OR HOME Pondicherry DATE 12/5/01
VALUE OF STAMP Rs. 10,000/-
NAME OF THE PURCHASER Alkash Builders
RESIDING AT Pondicherry
FOR THE PURPOSE Deed of Sale
S
SIGNATURE OF VENDOR SIGNATURE OF PURCHASER

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relevant time was a widow land accordingly the said Vendor is the absolute owner of the said plots 175 and 176 more particularly described in the Schedule herein below and also shown in the plan hereto annexed, who is entitled to dispose off the said as per her wish.

AND WHEREAS the now Purchaser who has purchased some other plots of the now Vendor and her family, had also approached the Vendor to purchase the said above mentioned two plots and by a Sale Declaration dt. 28th day of May 2000 purchased the said plots by paying the entire purchase price of Rs.3.00.000/- [Rupees three lakhs only] to the said Vendor who entrusted the possession of the said plots to the Purchaser who is en enjoyment an possession of the said plots.



1000Rs.



57/3/2008

AND WHEREAS the sale deed of the said plots was not executed and therefore the Purchaser has requested the Vendor to execute the said deed and transfer legally the said plots in the name of the Purchaser to which the Vendor has agreed,

NOW THIS DEED WITNESSETH AS UNDER:



That, in consideration of an amount of Rs. 3,00,000/- [Rupees three lakh only] paid by the Purchaser to the Vendors, on 28th day of May 2000, the receipt and payment of which sum the Vendors do hereby admit and acknowledge and do hereby grant, convey, sell, transfer, assure and assign unto the Purchaser all the that right, title and interest to the said plot No. 175 of an area of 379.75 sq. metres, and plot No. 176 of an area of 378.75 sq. metres of the property known as TISK

SERIAL NO. 35567 PLACE OF VENDOR Ponda DATE 17/5/01
VALUE OF STAMP 1000/-
NAME OF THE Alcassh Builders
RESIDING AT Ponda-Croa
FOR THE PURPOSE Deed of Sale
S SIGNATURE OF VENDOR SIGNATURE OF PURCHASER

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located at Village Usgao of Ponda of the Taluka and Sub District of Ponda of the North Goa District shown more particularly in the plan annexed hereto and described more particularly in the Schedule written hereunder, this area being located within the limits of Village Panchayat of Usgao Gajem in the Registration Sub District of Ponda, District of North Goa, State of Goa, free from encumbrances or charges of any kind whatsoever and TO HAVE AND TO HOLD the said right, title and interest hereby granted, conveyed, sold, transferred and assured UNTO AND TO THE USE of the Purchaser forever and for all time to come SUBJECT HOWEVER to the payment of rents, rates, rates, assessments, dues, and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the same to the Government, Public authorities or Local authorities in respect thereof.





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2. That the Purchaser may hereafter peacefully and quietly possess and enjoy the right, title and interest hereby granted without any claim or demand whatsoever from the Vendors or any other person claiming thorough or under them.

3. That the Vendors hereby declare that they are the absolute owners of the said plots and have good right, full power and absolute authority to convey and transfer the said plot in favour of the Purchaser.

4. That the Vendor also hereby declare that the said plots is free from any encumbrances, charges liens, burdens or any other responsibilities and therefore the Vendors hereby undertake to answer and to stand by the Purchaser in case of any claims raised by any third parties.



SERIAL NO. 35567 PLACE OF VEND Pondicherry DATE 17/5/01
VALUE OF STAMP 1000/-
NAME, OF THE PURCHASER Alcaesh Builders
RESIDING AT Pondicherry - Croc
FOR THE PURPOSE Deed of Sale
SIGNATURE OF VENDOR 
SIGNATURE OF PURCHASER

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5. That the Vendor further covenant with the Purchaser that he shall at the request and cost of the Purchaser do or execute or cause to be done or executed all such further lawful acts, deeds and things whatsoever for further and more perfectly assuring and conveying the said right, share and interest in the said plots and every part thereof in favour of the Purchaser as per the true intent and meaning thereof.

6. The Vendor hereby authorize the Purchaser to get the said plots No. 175 and 176 duly transferred in their name in all the government, semi government and other offices including the survey departments without the further intervention of the Vendors.

SCHEDULE HEREIN ABOVE MENTIONED:



1000Rs.



9

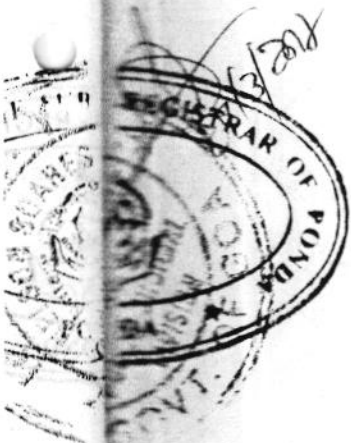
ALL THAT Plots bearing No. 175 of an area of 379.75 sq. meters and the plot No. 176 of an area of 378.75 q. metres of the property commonly known as TISK situated at Tisk, Usgao within the area and jurisdiction of the Gram Panchayat of Usgao Gajem of the Taluka and Sub District of Ponda of the North Goa District of the State of Goa and which property is not registered in the Land Registration office of any Taluka but is enrolled in the matríz records under Nos. 88 and 89 and forms part of the new survey No. 249 and which plots forming a separate and distinct entity is bounded as under:

Plot No. 175 of an area of 379.75 sq. metres:

East - with the public road which goes from Usgao to Belgaum,

West - with the plot No. 176,

North - with the plot No. 178,



SERIAL NO. 35562 PLACE OF VEND Ponda DATE 17/5/01
VALUE OF STAMP 1000/-
NAME OF THE Alcarr Builders
RESIDING AT Ponda-Cross
FOR THE PURPOSE Deed of Sale
SIGNATURE OF VENDOR [Signature] SIGNATURE OF PURCHASER [Signature]

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South - with the plot No. 174.

Plot No. 176 of an area of 378.75 sq. metres:

East - with the plot No. 175;

West - with the reserved road of the Comunidade of
Usgao,

North - with the plot No. 177 and

South - with the plot No. 173

As can be seen from the plan hereto annexed duly signed
by the parties.

IN WITNESS WHEREOF the parties hereto
have set and subscribed their hands the day and place here
in above mentioned in the presence of two witnesses.

Ponda, this 21st day of May 2001.



1000Rs.



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The Vendor:

Lucia Ursula Cardozo

[Signed by Mrs. Lucia Ursula Cardozo]

The Purchaser:

For M/s AKASH BUILDERS

Ricardo Dias
Proprietor

[M/s Akash Builders with Office at Khandepar
represented by its Prop. Ricardo Dias.]

The witnesses:

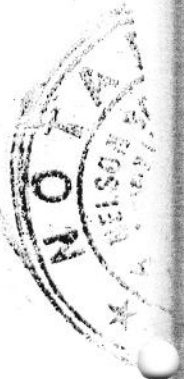
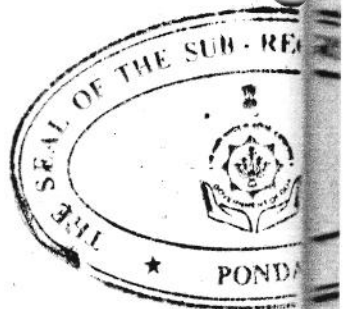
1. [Signature]

2. मधुकर दत्त ठाईक

SERIAL NO. 3556 PLACE OF VEND Pune DATE 12/5/01
VALUE OF STAMP RS 1000/-
NAME OF THE PURCHASER Akash Builders
RESIDING AT Pune - Gosa
FOR THE PURPOSE OF Deed of Sale

SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER



Executing Parties

1) Mrs Lucia Ursula Cardezo alias
Lucy Cardezo, widow of Claudio Paulo
Vianey Cardezo mays, daughter
residing at Rua Almeida Salgado
Indialândia

2) M/s Akash Builders represented
by its proprietor Mr Ricardo Dias,
son of late Sr Francisco Dias bach
lar, mays business, residing at
Kharolpar Rosela India - Allicand

Executing party: Mrs Lucia Ursula

admits execution of the so called

deed of sale

Lucia Ursula Cardezo

For M/s. AKASH BUILDERS

Ricardo Dias
Proprietor

Rosela 10th May 2001

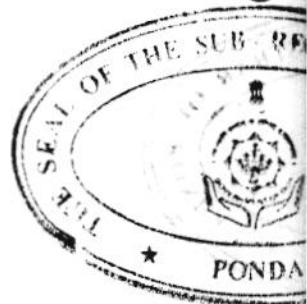
Mm
SUB - REGISTRAR
PONDA

945
at pages 23 30
Book No. 557
Date 31/8/2001

Amey
Sub-Registrar



TRUE COPY
NOTARY PUBLIC
PONDICHERRY JUDICIAL DIVISION
NELSON SOARES
27/3/17
Dated .
Receipt No. 1277



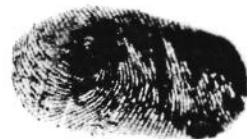
Executing parties:

1] Mrs. LUCIA URSULA CARDOZO also as LUCY CARDOZO, widow of Claudio Paulo Vianey Cardozo, housewife, aged 79 years, residing at Murda Nuvem, Salcete Goa AND

2] M/s. AKASH BUILDERS with office at Khandepar Ponda Goa a Proprietorship concern of Mr. RICARDO DIAS son of late Francisco Dias, married, aged 47 years, residing at Khandepar Ponda Goa.

executing party
Nos. one &
two.
admits execution of the so called
Certification

✓ Lucia Ursula Cardozo



✓ Ricardo Dias

M/s. AKASH BUILDERS

Ron 15/24
Proprietor



Mr. Delilah Soares, daughter of Nelson Soares, major of age, married, Indian National, 80 Ponda Goa.

and known to the Sub-Registrar
states that he personally knows the
above executant and identifies him

✓ Soares

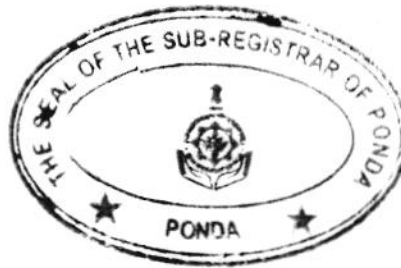
Ponda dated 31/05/2017

SUB-REGISTRAR
PONDA



Registered No. 1066/17
at pages 288 to 303
Book No. I Volume No. 3423
date 02/06/2017

~~Sub-Registrar~~





गोवा GOA

285546

Sr. No. 3178/1 Place of vendor:- Ponda, Date of issue 31/05/2017
 Value of stamp paper 500-00
 Name of the purchaser AKASH BUILDERS
 Residing at Chandepi son of _____
 Signature of Ex-officio vendor [Signature] Signature of the purchaser [Signature]

Serial No. 1054/2017
 Presented at the Office of the
 Sub-Registrar of Ponda
 between the hours of 9:30
 and 5:40 on 31/05/2017

	N.P.
Received fee for Rs	500-00
Registration	330-00
Copying (Folio)	120
Copying Endorsements	180-00
Postage	10-00
Total	1020-00

M/s. AKASH BUILDERS

Ricardo Dias

Proprietor

SUB-REGISTRAR
PONDASUB-REGISTRAR
PONDA

DEED OF RECTIFICATION

M/s. AKASH BUILDERS

Proprietor

Lucia Cardoso

Proprietor

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गोवा GOA

Sr. No. 17608 Place of Vend PONDA Date of issue 16/01/17
Value of Stamp 500/- Ricardo Dias
Name of the Usgao Goa Son of _____
Residing at _____
As there is no other stamp of the value of Rs. _____
Additional Stamp Paper for the completion of the value is attached along with

222611

Signature of The Vendor
Lic. No. AC/STP/VEN/07/2015 DT. 11/12/2015

Signature of the Purchaser



This deed of sale is entered here at Ponda this 18th day of May 2017 between the following parties: [1] Mrs. LUCIA URSULA CARDOZO Cardozo also as LUCY CARDOZO, widow of Claudio Paulo Vianey Cardozo, housewife, aged 79 years, residing at Murda Nuvem, Salcete Goa here in after called to as the FIRST PARTY / ORIGINAL VENDOR [which expression shall unless repugnant to the context or meaning thereof mean and include their heirs, legal representatives, administrators, executors and assigns] of the one part AND M/s. AKASH BUILDERS with office at Khandepar Ponda Goa a

M/s. AKASH BUILDERS

Proprietor

Proprietor

Lucia Cardozo

Lucia Ursula Cardozo

Proprietorship concern of **Mr. RICARDO DIAS** son of late Francisco Dias, married, business, aged 48 years, residing at Khandepar Ponda Goa here in after called to as the **SECOND PARTY / ORIGINAL PURCHASER** [which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, legal representatives, administrators, executors and assigns] of the other part. The above parties are Indian Nationals.

WHEREAS by a deed of sale dt. 21st day of May 2001 duly registered before the Sub Registrar Office of Ponda under register No. 945 a pages 23 to 30 of Book No. I volume 557 dt. 31.8.2001 the First Party / Original Vendors sold to the Second party / Original Purchaser all that plots bearing Nos. 175 of an area of 379.75 sq. meters and plot No. 176 of an area of 378.75 sq. meters of the property known as TISK situated at Tisk Usgao within the area and jurisdiction of the Village Panchayat of Usgao Ganje of the Taluka and Sub District of Ponda of the South Goa District of the State of Goa and which land is not registered in the Land Registration Office of Ilhas but is wholly enrolled in the Matriz records under Nos. 88 and 89 and as per the said deed the same formed part of the survey No. 249 and which plots as per the said original deed was bounded as under"

Plot No. 175:

East : by the public road which goes from Usgao to Belgaum,

West : by the plot No. 176,

North : by the plot No. 178,

South : by the plot No. 174.

Plot No. 176:

East : by the plot No. 175

West : by the reserved road of the Comunidade of Usgao,

North : by the plot No. 177,

South : by the plot No. 173.

For M/s. AKASH BUILDER
20/11/21
Proprietor

Ricardo Uscula Dias

AND WHEREAS subsequently the Second Party after the purchase of the said plots applied for mutation at which time the said entire survey No. 249 was changed to 249/1 of Village Usgao and accordingly the name of the Second Party / Original Purchaser got mutated in survey No. 249/1 of Village Usgao at Sr. No. 25.

AND WHEREAS the Second Party / Original Purchaser wanted to get the separate sub division in his name at which time it was noticed by the Second Party / Original Purchaser that the said two plots were already re surveyed separately under one survey No. 249/7 of Village Usgao in the name of Comunidade of Usgao who were the original owners of the said plot which plots were sold by the said Comunidade of Usgao to one Prabhakar K.S. Usgaoncar who in turn sold the same to Fr. Caetano P.S. Cardozo who in turn bequeathed the same to his sister in law Mrs. Lucia Ursula Cardozo alias Lucy Cardozo from whom the Second Party / Original Purchaser has purchased the same.

AND WHEREAS in view of the change of the survey number from 249/1 to 249/7 both of Village Usgao it necessitated to execute the deed of rectification and insert the correct number to the plot Nos. 175 and 176 purchased by the Second Party / Original Purchaser from the First Party / Original Vendor with a view to keep the documents clear and free from any ambiguity.

AND WHEREAS as per the sale deed executed by the First Party / Original Vendor in favour of the Second party / Original Purchaser dt. 21st day of May 2001 the area of the two plots combined totals to 758.50 sq. metres i.e. of the plot No. 175 shows an area of 379.75 sq. meters and plot No. 176 an area of 378.75 sq. meters and as per the new survey 249/7 of Village Usgao, which comprises of only one plot, the area shown in the Form 1 and 14 is 775

For M/s. AKASH BUILDER
29/5/21
Proprietor

Lucia Ursula Cardozo



sq. metres i.e. a difference of 16.5 sq. metres i.e. more area is shown as per the survey No. 249/7 of Village Usgao and hence the said fact also needs to be rectified in the original deed and hence the parties hereto have agreed to execute the present Deed of Rectification and make the documents clear and free from any ambiguity.

AND WHEREAS the parties hereto have also annexed the plan of the two plots i.e. Plot No. 175 now having an area of 388 sq. metres and the plot No. 176 now having an area of 387 sq. metres thus totaling an area of 775 sq. metres which now constitute a separate sub division of 249/7 of Village Usgao which has been shown as one plot of an area of 775 sq. metres and therefore the present Deed of Rectification is executed to set the records right.

NOW THIS DEED WITNESSETH AS UNDER:

1. That by this deed of Rectification the parties hereto have agreed to rectify the mistake which has occurred in the original deed dt. 21.05.2001 in inserting the correct, separate and independent survey No. 249/7 of Village Usgao with an area of 775 sq. metres which was wrongly shown as Survey No. 249/1 of Village Usgao with an area of 758.50 sq. meters and hence the rectification needs to be done as under:

i] At un numbered page No. 2 of the original deed dt. 21.5.2001 at para 2 the said para needs to be replaced as under:

WHEREAS the Vendor is the absolute owner and in exclusive enjoyment and possession of two plots one bearing No. 175 and the other bearing No. 176 totally admeasuring 775 sq. metres under survey No. 249/7 situated at Village Usgao and which plots are more particularly

For M/s. AKASH BUILDER
20/11/2014
Proprietor

Lucia Ursula Cardozo

described in the Schedule here in below as also shown in the plan hereto annexed.

ii] At page 5 para 1 at line 7 which starts 'said plot No. 175 of an area of 379.75 sq. meters and plot No. 176 of an area of 378.75 sq. meters needs to be read as under "said plot No. 175 and plot No. 176 of a total area of 775 sq. meters under survey No. 249/7 of Village Usgao"

iii] The Schedule described at Page No. 8, 9 and 10 needs to be replaced and read as under:

SCHEDULE HEREIN ABOVE MENTIONED:

All that plots bearing Nos. 175 and 176 of a total area of 775 sq. metres of the property commonly known as TISK situated at Tisk Usgao within the area and jurisdiction of the Gram Panchayat of Usgao Ganje of the Taluka and Sub District of Ponda of the South Goa District of the State of Goa and which property is not registered in the Land Registration Office of any Taluka and is wholly enrolled in the Matriz records under Nos. 88 and 89 and the same is separately surveyed under No. 249/7 of Village Usgao and which plots now forming a separate and distinct unit is bounded as per the new survey plan as under:

East : by the road,

West : by the survey No. 249/1 of Village Usgao,

North : by the survey No. 249/1 of Village Usgao and road,

South : by the survey No. 249/3 of Village Usgao

As can be seen from the survey plan hereto annexed along with the Form 1 and 14 of Sr. No. 249/7 along with the old plan under Sr. No. 249/1 of Village Usgao duly signed by the parties.

For M/s. AKASH BUILDER
20/11/2019
Proprietor

Lucia Ursula Cardoso



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2. With the above rectification, the situation of the said plots does not change, its area has slightly changed from 758.50 sq. meters to 775 sq. meters i.e. increased by 16.5 sq. meters as also its boundaries remain the same except the survey number is rectified from 249/1 to 249/7 of Village Usgao which rectification was necessitated with a view to avoid future complications and errors in the same.

3. Since the area has changed by 16.5 sq. metres the Second Party/Original Purchaser is paying the due stamp duty of Rs. 600/- [Rupees six hundred only] towards the value of the said area, in addition of Rs. 500/- for the Rectification Deed

4. This deed shall form part of the Original deed of sale dt. 21.05.2001 with the above modifications and additions.

IN WITNESS WHEREOF the parties here to have set and subscribed their hands the day and place here in above mentioned in the presence of two witnesses.

Ponda, this 18th day of May 2017



[The First Party]

Original Vendor

Lucia Ursula Cardoso

[Signed by Mrs. Lucia Ursula Cardoso]

Alias Lucy Cardozo]

PHOTOGRAPH

For M/s. AKASH BUILDER

20/5/2017
Proprietor

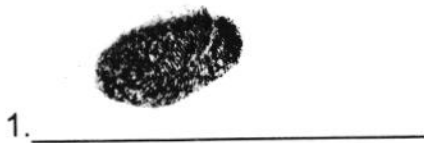
Lucia Ursula Cardoso



Ursula Cardozo



Left hand finger impressions



For M/s. AKASH BUILDER

Rensu
Proprietor

Right hand finger impressions.



Lucia Ursula Cardozo

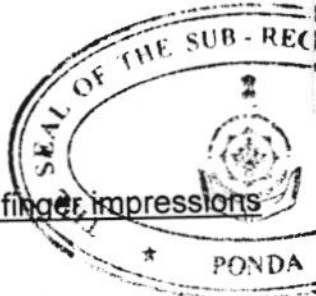
[The Second Party]

Original Purchaser

For M/s. AKASH BUILDER
20/11/21
Proprietor

[M/s Akash Builders a Proprietary
concern Of Mr. Ricardo Dias

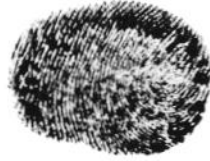
PHOTOGRAPH



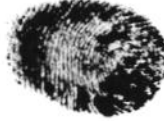
21/11/21

Left hand finger impressions

Right hand finger impressions.



1. _____



2. _____



3. _____

2. _____

3. _____

For M/s. AKASH BUILDER
20/11/21
Proprietor

Lucia Ursula Cardo

4. _____

4. _____

5. _____

5. _____

NR 10000-1-R

1. Kishor Ghatkar 

2. Pramida Coandă Sheela

For M/s. AKASH BUILDER

For M/s. AKASH BUILDER
29/11/21
Proprietor

Laccia Ursula Cardozo





pan 36815

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA



Inward No: 10141

Plan Showing plots situated at

Village : USGAO

Taluka : PONDA

Survey No./Subdivision No. : 249/ 7

Scale : 1 : 1000

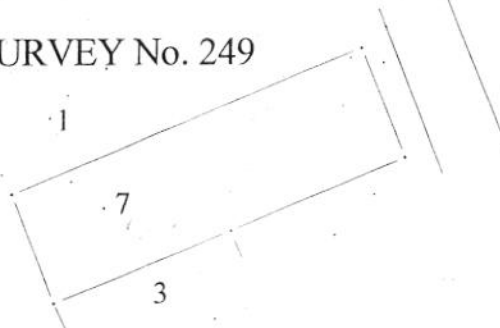
Registered No. 1066/17
at pages 288 to 307
Book No. I Volume No. 3423
date 02/06/2017

Sub-Registrar

Anilmaya
MAYA K. ANILMAYA



SURVEY No. 249



M/s AKASH BUILDERS

Sanishu
Proprietor

Lucia kardoge

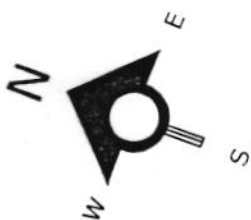
Manali

Generated By : Mitali M. Naik (D' Man Gr.II)
On : 22-08-2015

Dilip Tamoskar
22/8/15

Compared By: Dilip Tamoskar (D'Man Gr.I)

PLAN SHOWING PLOT NO. 175 & 176 IN SURVEY NO.249
AT USGAO VILLAGE OF PONDA TALUKA.

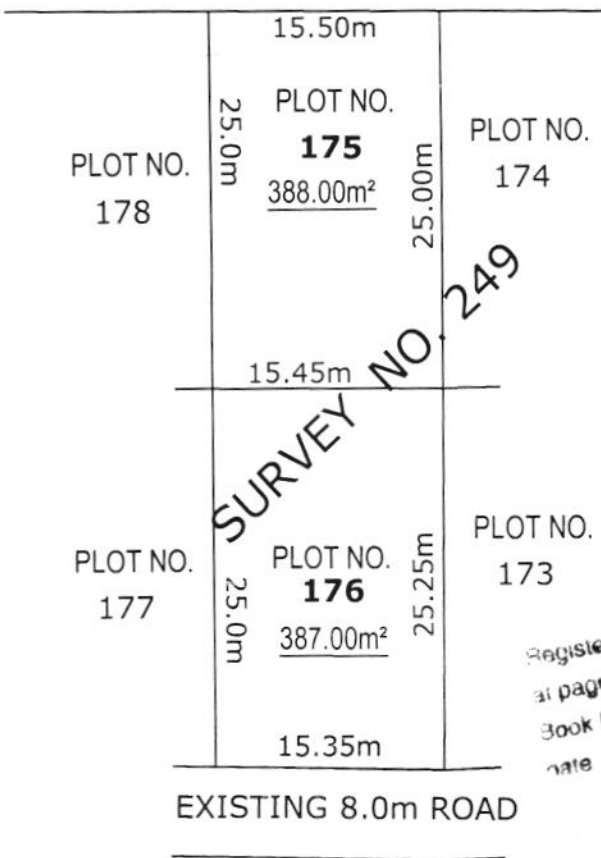


SCALE 1:500

AREA OF PLOT NO.175 = 388.00 sqm.

AREA OF PLOT NO.176 = 387.00 sqm.

← USGAO EXISTING ROAD TO BELGAUM →



Registered No. 1066/17
at page 288 to 307
Book No. I Volume No. 3423
date 02/06/2017
Sub-Registrar

Pravira Uthanda Khandogga
VENDOR'S SIGN.

For M/s. Anurag
20/05/2017
Proprietor
PURCHASER'S SIGN.