



गोवा GOA

20235

7/2/02

000126

Sl. No. Place of vend. MAHARASHTRA Date 7/2/02
Value of stamp paper Rs. 5000/-
Name of Purchaser P. Karkar
Residing at Valel Son of H. Karkar
As there is no old single stamp paper for
the value of Rs. 18000/- in stamps
papers for the completion of the value is
attached along with
Purpose 3 dcl Transacting Parties G. Rahulkar

Signature of vendor Signature of Purchaser
L. No. 23 (R.R.P. Dessai)

Serial No. 621207
Presented at the Office of the
Sub-Registrar of Bardez
between the hours of 12.10 PM
and 12.30 PM on 22/12/02 is Done

Amount fees for
Registers: 10/-
Copying: 60/-
Copying endorserment: 90/-
Stampage: 10/-
Total Rs. 18100/-

G. Karkar

Sub-Registrar

[Signature]

CIVIL REGISTRAR
BARDEZ

[Signature]

CIVIL REGISTRAR
BARDEZ

SALE DEED

...2/-

[Signature]

[Signature]



गोवा GOA

000128

26235 7/2/07
Sr. No. 26235 Place of vend MAPUSA Date 7/2/07
value of stamp paper Rs. 5000/-
Name of Purchaser P. Karfa
Residing at Vella, Son of H. Karfa
As there is no one single stamp paper for
the value of 18000/-, additional stamps
papers to be completion of the value is
attached along with.
Purpose Signed 3 Rahulkar
Transacting Parties
Signature of vendor Signature of Purchaser
L. No. 23 (R.R.P. Dessai)



- 2 -

THIS SALE DEED is made on this 8th day of
February, 2007 at Mapusa.

BETWEEN

...3/-



गोवा GOA

26235

000127

St. No. Place of vend MAPUSA Date 7/2/07
value of stamp paper Rs. 5000/-
Name of Purchaser P. Kerkar
Residing at Walia, Son of H. Kerkar
As there is no one single stamp paper for
the value of Rs. 18,000/- 18,000 stamps
papers for the completion of the value is
attached alongwith
Purpose Special Transacting Parties

Signature of vendor

L. No. 82 (R.R.P. Dessai)

Signature of Purchaser

[Signature]



- 3 -

- (1) SHRI SUHAS RAHURKAR, son of Gangadhar Vasudev
Rahurkar, married, aged 52 years, service and his
wife

[Signature]

...4/-

[Signature]



गोवा GOA

26235

115919

St. No. 26235 Place of vend. MA PUSA Date 7/2/07
value of stamp paper RS. 500/-
Name of Purchaser P. Verkar
Residing at Verla H. Kerkar
As this is my stamp paper for
the purpose of 18000/- stamps
attached is my stamp paper is
Purpose S. deed India my Parties

Signature of vendor

Signature of Purchaser

L. No. 23 (R.R.P. Dessai)



- 4 -

(2) SMT. SMITA SUHAS RAHURKAR, daughter of Vaman Mahambre, aged 48 years, married, housewife, both Indian Nationals, resident of B/2, Sankalp, 4,

...5/-







गोवा GOA

28233

7/1/02

115922

ST. No. 28233 Place of vend MA USA Date

Value of stamp paper RS. 500/-

Name of Purchaser P. Kerkar

Residence Vala San M Kerkar

As per the stamp 18000/-

the stamp value is

paid to the parties

Purpose S. dead S. Rahulkar

Signature of vendor

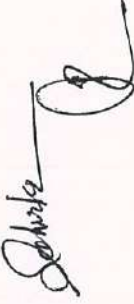
Signature of Purchaser

L. No. 22 (R.R.P. Dessai)

- 5 -

Liberty Gardens Road, Malad (West), Mumbai - 400
064, hereinafter referred to as the "SELLERS"
(which expression unless repugnant to the context

...6/-





गोवा GOA

26235

7/2/07

115923

Sl. No. Place of vend MAPUSA Date

value of stamp paper. RS. 500/-

Name of Purchaser P. Karkar

Rs. 18000/-

Signature of vendor S. Rahulkar

Purpose S. deed

Signature of Purchaser

A. No. 23 (R.R.P. Dessai)

- 6 -

or meaning thereof shall be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns)

...7/-

Signature of Purchaser

Signature of Vendor



गोवा GOA

26233

115921

St. No. 26233 Place of vend MA USA Date 7/2/07
Value of stamp paper Rs. 500/-
Name of Purchaser P. Kerkar.
Residing at Nellore S. n. H. Kerkar
Ad. L. No. 180007 for
the purpose of the stamp
paper is
attached to the stamp
Purpose S. n. H. Kerkar S. Rahulkar.
Signature of Purchaser
Signature of vendor
L. No. 22 (R.R.P. Dessai)

OF THE ONE PART.

- 7 -

AND

(3) MR. PRASAD HARISCHANDRA KERKAR, son of
...8/-

[Signature]
[Signature]

[Signature]



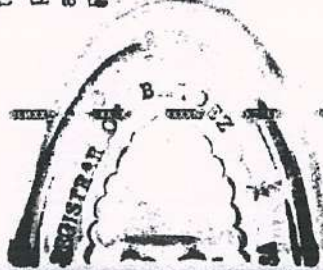
गोवा GOA

26235

7/2/07

116133

As No. 26235, piece of vend. st. No. 116133, value Rs. 500/- per Rs. 500/-
Name of the party P. Verla
Res. Verla Snd H. Kerkar
As the value of the stamps is 18000/-
Purpose S. deat Transacting Parties S. Rahalkar



Signature of vendor [Signature] Signature of Purchaser [Signature]
L. No. 116133.P.Dessai

- 8 -

Harishchandra Kerkar, age 37 years, businessman,
unmarried, Indian National, resident of Naikavaddo,
Verla - Canca, Bardez - Goa, hereinafter referred

...9/-

[Signature] [Signature]

[Signature]



गोवा GOA

116132

7/2/07

sr. No. 26235 Place of vend MAPUSA Date
value of stamp paper RS. 500/-
Name of Purchaser P. Kerkar
Residence Son of H. Kerkar
As the stamp paper is for
the purpose of 18000/-
papers for the common use of the value is
attached along with
Purpose S. deed Transacting Parties

Signature of vendor Signature of Purchaser
A. No. 22 (R.R.P. Dessal)

- 9 -

to as the "PURCHASER" (which expression unless
repugnant to the context or meaning thereof shall
include his heirs, successors, executors,

...10/-

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administrators, legal representatives and assigns)
OF THE OTHER PART.

WHEREAS the Sellers are the owners in possession of the properties surveyed under Survey Nos.85/3 and 85/5 of Verla Village, situated at Verla, within the limits of the Village Panchayat of Verla - Canca, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, hereinafter referred to as "THE SAID PROPERTIES" are more particularly described in the Schedules - I and II written hereinbelow and shown in the annexed plan.



AND WHEREAS the said properties were purchased by the Sellers vide Sale Deed dated 03-06-2004 executed before the Sub-Registrar of Bardez, bearing Registration No.618, at pages 181 to 189 of Book No.I, Volume No.1227 dated 02-03-2005 and by Sale Deed dated 27-12-1996 executed before the Sub-Registrar of Bardez, bearing Registration No.708, of book No.I, Volume No.488 dated 11-02-1997.

AND WHEREAS originally the said property belonged to Mr. Sebastiao Francisco Nogueiro, surveyed under Survey Nos.85/3 and the other

[Signature] *[Signature]* ...11/-

[Signature]

property surveyed under No.85/5 belonged to Esma Luis and Smt. Vira Zuzarte.

AND WHEREAS on the death of the said Mr. Sebastiao Francisco Nogueiro, his son Mr. Isidore Antonio Nogueiro, became the absolute owner in possession in respect of the property surveyed under No.85/3 who sold the said property to Mrs. Smita S. Rahrkar vide Sale deed dated 03-06-2004.

AND WHEREAS property surveyed under No.85/5 was originally belonged to Patronila Maria Josefina Zuzarte and Sebastiao Jose Bento Abel da Conceicao Luis and on their death same was devolved upon Mrs. Esma Luis alias Ema Luis e Fernandes, Thomas A. Fernandes and Smt. Vera Zuzarte alias Vira Zuzarte. The said Vera Zuzarte acquired right by virtue of Will dated 04-06-1983, left by her husband Arthur Zuzarte.

AND WHEREAS Mrs. Vira Arthur Zuzarte and Esma Luis and Thomas Fernandes sold the property bearing Survey No.85/5 to Mr. Suhas G. Rahrkar and his wife Smita Rahrkar by Deed of Sale dated 27-12-1996.

AND WHEREAS by virtue of above documents the Seller have become absolute owners in possession of the said prpoerties bearing Survey No.85/3 and 85/5.



...12/-





AND WHEREAS the Sellers have decided to sell and the Purchaser has decided to purchase the said properties for the total consideration of Rs.9,00,000/- (Rupees nine lakhs only) which is the market value of the same.

NOW THEREFORE THIS DEED WITNESSES AS UNDER:-

1. In pursuance of the said Agreement and for the total consideration of Rs.9,00,000/- (Rupees nine lakhs only) which is the present market value paid by the Purchaser to the Vendors (the receipt whereof the Vendors do hereby acknowledge and admit). The Vendors hereby sell, convey, transfer to the Purchaser free from encumbrances the properties more particularly described in the schedule hereunder written 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 said properties hereby conveyed to the Purchaser and every party thereof to have unto and hold the same to the use of the Purchaser

...13/-









together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. The Vendors and all the persons claiming under them do hereby covenant with the Purchasers that the Vendors have now lawfully been bounded with the schedule property free from encumbrances or defects whatsoever and they both have absolute authority to sell the scheduled property.

3. The Purchaser may hereafter peacefully and quietly possess enjoy the scheduled properties without any claim or demand whatsoever from the Vendors or any person claiming through or under them.

4. The Vendors further covenant that they shall at the request of the Purchasers and cost by the Purchaser do or execute all lawful act and things whatsoever or further and more perfectly conveying and ensuring the said properties and part thereof in the manner aforesaid as also putting him in enjoyment of the same, according to true intents of meaning of this deed.



[Signature]

...14/-

[Signature]

5. That in the event of any part anywhere in the schedule property being lost by Purchaser on account of any claim made by any person or persons, the Vendor and her heirs shall recoup the Purchaser of such losses together with all litigation expenses that be incurred to protect the title to the property by the Purchaser.

SCHEDULE - I

ALL THAT property known as "BODKI SHIR" admeasuring an area of 1225 sq. mts. situated at Verla, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, within the limits of the Village Panchayat of Verla, neither described in the Land Registration Office, not enrolled in the Taluka Revenue Office and presently surveyed under Survey No.85/3 and the same is bounded as under:-

North: By the properties surveyed under Survey Nos.85/1 and 85/2

South: By the property surveyed under Survey No.85/5

East : By the property surveyed under Survey No.85/4

West : By the property surveyed under Survey No.82/27

  ...15/-





SCHEDULE - II

ALL THAT PROPERTY known as "BOROY SIR" also known as "BODKI XIR", admeasuring an area of 1500 sq. mts. situated at Verla, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, within the limits of the Village Panchayat of Verla, described in the Land Registration Office under No.21460 at page 130 V of Book B-55 New bearing Index number of Parra 1424. The said Property is inscribed under No.31342 at page 42 V of Book G-36 and presently surveyed under Survey No.85/5 and the same is bounded as under:-



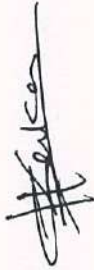
North: By the property surveyed under Survey No.85/3

South: By the properties surveyed under Survey Nos.85/7 and 85/8

East : By the property surveyed under Survey No.85/6

West : By the property surveyed under Survey No.82/27

IN WITNESS WHEREOF this Deed is signed by the Sellers and the Purchaser on the date, month and year first hereinabove mentioned.

  ...16/-





[Handwritten signature]

SHRI SUHAS RAHURKAR
"SELLER No.1"

L. H. F. Prints



(1)



(2)



(3)



(4)



(5)

R. H. F. Prints



(1)



(2)



(3)



(4)



(5)



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[Handwritten signature]



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SMT. SMITA SUHAS RAHURKAR
"SELLER No.2"

L. H. F. Prints



(1)



(2)



(3)



(4)



(5)



R. H. F. Prints



(1)



(2)



(3)



(4)



(5)

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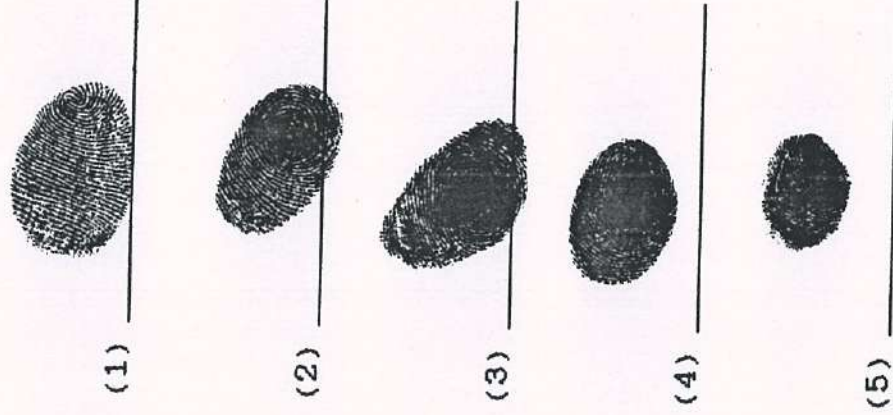
[Signature]

MR. PRASAD HARISCHANDRA KERKAR
"PURCHASER"

L. H. F. Prints



R. H. F. Prints



[Signature]

[Signature] ...19/-



[Signature]

WITNESSES:-

(1)

(2)



[Signature]

[Signature]

[Signature]

1) Shri Suhag Rahurkar, S/o. Gangadhar Vasudev Rahurkar, married, aged 52 years, service, Indian National No. B/2, Sankalp, 4 Liberty Gardens Road, Malad (west) Mumbai.

2) Smt. Smita Suhag Rahurkar, d/o Vaman Mahambre, aged 48 years, married, housewife, both Indian Nationals, No. B/2, Sankalp, 4 Liberty Gardens Road, Malad (west) Mumbai.

3) Mr. Prasad Hanischandra Kerkar, S/o Hanishchandra Kerkar, aged 37 years, businessman, unmarried, Indian National No. Naikavaddo, Verla - Canca, Barde Goa.



Executing parties 1 to 3

admits execution of the so called

[Signature]

date

1) *[Signature]*



2) *[Signature]*

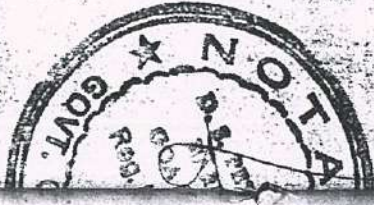
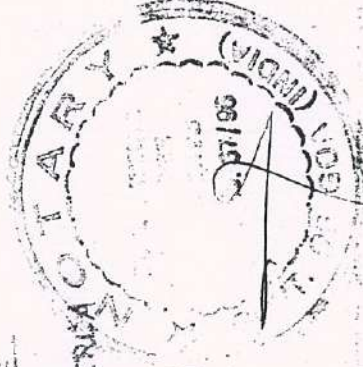


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PLAN

OF THE PROPERTY SHOWING THE
SUB-DIVISION NO-3 AND OF
SURVEY NO-85 SITUATED AT VERMA
VILLAGE OF GARDEZ TALUKA

SCALE: 1:1000



SURV. DIV. NO-3
SUB-DIV. NO-1

SURVEY NO-85/4

SURVEY NO-85 SUB-DIV. NO-1

SURVEY NO-85 SUB-DIV. NO-3

SURVEY NO-85 SUB-DIV. NO-5

SURVEY NO-85/7

SURVEY NO-85/8

SURVEY NO-85/9

SURVEY NO-85/6

SURVEY NO-85/5



1

2

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37

~~Hester~~



Mahesh Anant Shilgankar
Married, Addressed Ho' Caneer parvate

A Mahesh Shilgankar

purpose of card work



CIVIL REGISTRAR
BARDEZ

Registered No. 817
at pages 242 to 268
Book No. 1998
date 23/02/2007

Sub-Registrar

