INDUSIND BANK LTD
CHAZE ART GALLERY
ABADE FARLA ROAD
MARGAO-GOA-403 601
D-5/STP(V)/C.R/35/8/2006-RD(PART-I)

भारत 05787 NON JUDICIAL
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Rs.0181000/- PB6675
INDIA STAMP DUTY GOA

(10)

Name of Purchaser SANTOSH B. TUBKI
For Indusind Bank Ltd.

Authorised Signatory

Serial No. 2512
Presented at the Office of the
Sub-Registrar of Canacona
between the hours of 11 hrs
and 11-30 hrs on 16/8/12

Received fees for: Rs. ... Ps. -
Registration 240,000
Copying (Folios) 90 120
Copying endorsements 1 me
Postage 80
Total Rs 240200

SUB-REGISTRAR
CANACONA

SUB-

DEED OF SALE

V Prabhyaulay

THIS DEED OF SALE, is made on this **9th** day of August, **2012** at Canacona-Goa;

B E T W E E N

1. **MRS. MANICA POI, alias MANIK VINAYAK PRABHU GAONKAR**, w/o Vinayak Prabhu Gaonkar, d/ late Shrinivas Bau Pai, aged about 64 years, occupation retired Professor, **PAN Card** No.**AAJPP8120F**, and her husband;
2. **MR. VINAYAK BHIKU PRABHU GAONKAR**, s/o Bhiku Prabhu Gaonkar, aged about 69 years, occupation retired from service, **PAN** Card No. **AAEPP3545R**; both r/o Mumbai.

3. **MRS. NAIANA POI alias NAYAN DINKAR KAMAT,** w/o late Dinkar Kamat, d/o late Srinivas Bhau Pai, aged about 61 years, retired teacher, holder of **PAN** Card no.**AFEPK0099Q**, r/o Curchorem, Goa.

4. **MRS. DEEPA AVDHUT SUKHTHANKER,** daughter of late Dinkar Vishwanath Kamat, wife of Mr. Avdhut Sukhthanker, aged about 33 years, occupation housewife, holder of **PAN card no.ATAPS6007L** and her husband;

V.V. Prabhu gaonkar

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5. **MR. AVDHUT R. SUKHTHANKER,** son of late Shri. R. Sukhthanker, aged about 39 years, occupation business, holder of **PAN card no.ATAPS6006M,** both r/o Quepem-Goa.

6. **MRS. DEVIYA SIDDHARTH BORKER,** w/o Siddharth Borker, daughter of late Shri. Dinkar Vishwanath Kamat, aged about 31 years, occupation housewife, holder of **PAN** Card no.**AULPD9963E**, and her husband;

7. **MR. SIDDHARTH V. BORKER,** son of Shri. V. Borker, aged about 38 years, occupation service, holder of **PAN card no.ACUPB0801C**, both r/o Porvorim, Panaji-Goa.

8. **MRS. DARSHANA PRASANNA KENY,** daughter of late Shri. Dinkar Vishwanath Kamat, wife of Shri. Prasanna Keny, aged about 30 years, occupation housewife, holder of **PAN** Card no.**BUVPK8167L**, and her husband;

9. **MR. PRASANNA KENY**, son of Shri. Kishor Keny, aged about 34 years, occupation service, holder of **PAN** Card no.**AGGPK1371A**, both r/o Panaji-Goa;

V.R. Sabhugamkar.

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10. **MRS. QUIRANABALA POI alias KIRAN GURUDAS SAKHARDANDE**, alias **SAKHARDANE**, w/o Gurudas Sakhardande, d/o late Shrinivas Bau Pai, aged about 56 years, occupation service, **PAN Card No.AJJPS0818G** and her husband;

11. **MR. GURUDAS N. SAKHARDANDE**, alias **SAKHARDANE** s/o N. Sakhardande, aged about 58 years, occupation service, **PAN Card No. AHCPS1551P**, both r/o Panaji-Goa.

12. **MRS. ROXANA POI alias SHIVANGUI PUNDALIK SHENVI NAGARSEKAR**, w/o Pundalik Shenvi Nagarsekar, d/o late Shrinivas Bau Pai, aged about 54 years, occupation service, **PAN Card No. AAVPN4098C** and her husband;

13. **MR. PUNDALIK SHRIPAD SHENVI NAGARSEKAR**, s/o late Shripad Shenvi Nagarsekar, aged about 59 years, occupation service, **PAN Card No. AAVPN4097P**, both r/o Palolem, Canacona-Goa.

14. **MRS. SHOBANA POI alias SHOBHANA DEEPAK SHENAI**, w/o Deepak Shenai, d/o late Shrinivas Bhau Pai, aged about 50 years, occupation service, holder of **PAN** Card No.**AKCPS3108B** and her husband;

V.P.Rabhugaonkar

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15. **MR. DEEPAK VISHNU SHENAI,** s/o Vishnu Shenai, aged about 55 years, occupation service, holder of **PAN Card No. AGSPS9946H**; both r/o Margao-Goa.

16. **MRS. VANDANA SRINIVAS PAI, alias VANDANA RAMAKANT PRABHU GAONKAR,** d/o late Shrinivas Bhau Pai, w/o Ramakant Prabhu Gaonkar, aged about 46 years, occupation housewife, holder of **PAN card no. AZHPP9219Q** and her husband;

17. **MR. RAMAKANT PRABHU GAONKAR,** son of Vithal Keshav Prabhu Gaonkar, aged about 51 years, occupation business, holder of **PAN** card no. **ADJPP1650R** both residing at Canacona-Goa.

18. **MRS. INDUMATY POROBO GAUNCAR alias INDUMATY NAIQUE CORMOLI alias INDUMATI KARMALI alias SOTIABAMA ANANTA NAIQUE CORMOLI alias MRS. INDUMATI ANANT NAIK KARMALI,** w/o late Anant Naik Karmali, d/o Ragunato Vishnu Porobo Gaonkar, aged about 72 years, Widow, occupation business, **PAN** Card No.**AHYPK6976A**;

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19. **MR. RAMA ANANT NAIK KARMALI alias RAM ANANT KARMALI**, s/o late Anant Naik Karmali, aged about 45 years, married, occupation Teacher, **PAN** Card No.**ADRPK1617R**, and his wife;

20. **MRS. SWATI KASHINATH SAOKAR alias SWATI RAM KARMALI**, d/o Kashinath Sawkar, w/o Rama Anant Naik Karmali, aged about 37 years, occupation Teacher, **PAN** Card No.**AVRPK6041K**;

21. **MRS. SHUBHANGI VISHWAS KARMALI**, d/o Subhash Sahanbag, w/o. Vishwas Anant Naik Karmali, aged about 34 years, occupation housewife, **PAN** Card No.**BSBPK7029P**, all r/o H.No.500, Kakumordi, Xeldem, Quepem-Goa.

22. **MRS. DIPA DAMODAR SARMALKAR, alias DEEPA DAMODAR SARMALKAR**, d/o late Anant Naik Karmali, w/o. Damodar Sarmalkar, aged about 44 years, occupation teacher, holder of **PAN** Card No.**ANMPS9457J**; and her husband;

V.P. Prabhugaonkar

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23. **MR. DAMODAR Y. SARMALKER**, s/o late Yeshwant Sarmalkar, aged about 52 years, Chartered Accountant, married, PAN Card No.**AHEPS3058F**, both r/o A-4, P.I.(one) Jaldhara, Near Kadamba Bus Depot, Margao-Goa.

24. **MR. VISHWAS ANANT NAIK KARMALI, alias VISHWAS ANANT KARMALI**, s/o late Anant Naik Karmali, aged about 40 years, occupation business, married, holder of **PAN** Card No.**CBJPK0302D**, r/o H.No.500, Kakumordi, Xeldem, Quepem-Goa; hereinafter referred to as the **'VENDORS'** (which expression shall unless repugnant to the context or meaning hereof shall also mean and include their heirs, executors, administrators and assigns) of the **ONE PART**.

A N D

M/S. SANTOSH TUBKI AND ASSOCIATES, A PROPRITARY CONCERN, with its office at Patnem, Canacona-Goa: and represented by its sole Proprietor **SHRI. SANTOSH BABU TUBKI,** Son of late Babu Tubki, aged about 54 years, married, Businessman, **PAN** Card No.

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ABBPT0959R; residing at Patnem, Canacona-Goa; hereinafter referred to as the **'PURCHASER'** (Which expression shall unless repugnant to the context or meaning hereof shall also mean and include his heirs, executors, administrators and assigns) of the **OTHER PART.**

The Parties to this Deed of Sale are **INDIAN NATIONALS.**

The **VENDOR NOS. 1 and 2** are duly represented in this Deed by their Constituted Attorney, the **VENDOR NO.16, MRS. VANDANA SRINIVAS PAI, alias VANDANA RAMAKANT PRABHU GAONKAR**, by virtue of Special Power of Attorney, dtd.26/03/2012 duly authenticated before **Shri. S.B. Mustari**, Advocate and Notary, having Office at Tilak Nagar, Saki Naka, Mumbai. The certified copy of the said Power of Attorney is attached herewith.

The **VENDOR NOS. 3, 4 and 5,** are duly represented in this Deed by their Constituted Attorney, the **VENDOR NO.16, MRS. VANDANA SRINIVAS PAI, alias VANDANA RAMAKANT PRABHU GAONKAR,** by virtue of Power of Attorney, dtd.09/04/2012 duly authenticated before **Shri.**

V.R.Prabhugaonkar

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Mahendra V. Gavas, Advocate and Notary, having Office at Quepem, Goa; under Reg. Nos.1514/2012. The certified copy of the said Power of Attorney is attached herewith.

The **VENDOR NOS. 6 AND 7** are duly represented in this Deed by their Constituted Attorney, the **VENDOR NO.16, MRS. VANDANA SRINIVAS PAI, alias VANDANA RAMAKANT PRABHU GAONKAR,** by virtue of Power of Attorney, dtd.09/04/2012 duly authenticated before **Shri. Mahendra V. Gavas**, Advocate and Notary, having Office at Quepem, Goa; under Reg. Nos.1516/2012. The certified copy of the said Power of Attorney is attached herewith.

The **VENDORS NOS. 8 and 9** are duly represented in this Deed by their Constituted Attorney, the **VENDOR NO.16, MRS. VANDANA SRINIVAS PAI, alias VANDANA RAMAKANT PRABHU GAONKAR,** by virtue of Power of Attorney, dtd.09/04/2012 duly authenticated before **Shri. Mahendra V. Gavas**, Advocate and Notary, having Office at Quepem, Goa; under Reg. Nos. 1515/2012. The certified copy of the said Power of Attorney is attached herewith.

V.Prabhugaonkar

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The **VENDOR NOS.10 and 11,** are duly represented in this Deed by their Constituted Attorney, the **VENDOR NO.16, MRS. VANDANA SRINIVAS PAI, alias VANDANA RAMAKANT PRABHU GAONKAR,** by virtue of Special Power of Attorney, dtd.24/03/2012 duly authenticated before **Shri. Upendra R. Timble,** Advocate and Notary, having Office at Panaji, Goa; under Reg. No.1293/N/2012. The certified copy of the said Power of Attorney is attached herewith.

The **VENDOR NOS.12 and NO.13,** are duly represented in this Deed by their Constituted attorney, the **VENDOR NO.16, MRS. VANDANA SRINIVAS PAI, alias VANDANA RAMAKANT PRABHU GAONKAR,** by virtue of Special Power of Attorney, dtd.05/03/2012 duly authenticated before Shri. Vijay J. Gaycar, Advocate and Notary, having Office at Sheller, Canacona-Goa; under Reg. No.1483/12. The certified copy of the said Power of Attorney is attached herewith.

V.R.Prabhugaonkar

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The **VENDOR NOS.14 and 15,** are duly represented in this Deed by their Constituted Attorney, the **VENDOR NO.16, MRS. VANDANA SRINIVAS PAI, alias VANDANA RAMAKANT PRABHU GAONKAR,** by virtue of Special Power of Attorney, dtd.28/03/2012 duly authenticated before Shri. Mohan A. Redkar, Advocate and Notary, having Office at Margao-Goa; under Reg. No.5331/2012. The certified copy of the said Power of Attorney is attached herewith.

The **VENDOR NOS.18 TO 23,** are duly represented in this Deed by their Constituted Attorney, the **VENDOR NO.24, MR. VISHWAS ANANT NAIK KARMALI, alias VISHWAS ANANT KARMALI,** by virtue of Special Power of Attorney, dtd.10/03/2012 duly authenticated before Shri. Vijay J. Gaycar, Advocate and Notary, having Office at Sheller, Canacona-Goa; under Reg. No.1532/12. The certified copy of the said Power of Attorney is attached herewith.

WHEREAS, there exists a landed property known as **'DORMALEAY GONICA MOLCARJUNA'** by other name **'MADEVA PORBULEM TICAN',** (as per Registration Document) alias **'GONIK MARFIR BAG'** (as per survey

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records) situated in ward Patnem-Colomb, within the Jurisdiction of Canacona Municipal Council, Taluka and Sub District of Canacona, District of South Goa, State of Goa, which is described in the Land Registration Office under no.432 of Book B-3 and enrolled in the Taluka Revenue Office of Canacona, under Matriz no.551, recently surveyed under survey no.59/20 of Village Nagorcem-Palolem, Taluka Canacona, having total area admeasuring about 2000 sq.mts. more clearly described in Schedule appearing hereinafter.

AND WHEREAS, as per the Matriz records, the said property was originally belonging to Shri. Apona Guiri Poi.

AND WHEREAS, the said Shri. Apona Guiri Poi and his wife had no issues and therefore they adopted Shri. Ramacrisna Apoia Poy alias Ramacrisna Apoia Poy Patnecar, as their son, who was married to Smt. Deugui Poina.

AND WHEREAS, the said Smt. Deuqui Poina, after the death of her husband being the absolute owner in possession of the said property described in Schedule appearing hereinafter by a Deed of Gift, dtd.4th June, 1933

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which is recorded at Book no.157, at page 18, had gifted the said property in equal shares to her nephews namely **Savitre** by other name **Coliana**, married to Rogunata Venctexa Porobo and **Srinivassa Bhau Poi Patnecar**, in equal shares and therefore the said Coliana and Srinivassa Bhau Poi Patnecar, alias Shriniwas Bhau Poi, became owners of the property described in Schedule appearing hereinafter.

AND WHEREAS, the said Coliana Rogunata Porobo and her husband Ragonata Venctexa Porobo, have expired leaving behind their sole daughter **Mrs. Indumaty Porobo Gauncar alias Indumaty Naique Cormoli alias Sotiabama Ananta Naique Cormoli alias Indumaty Anant Naik Karmali**, married to late Anant Ram Naik Karmali alias Ananta Naique Cormoly.

AND WHEREAS, the said **Srinivassa Bhau Pai Patnecar**, alias Shriniwas Bau Poi and his wife Sunilabai Shrinivas Poi alias Emmunabai Janardana Saucar, have expired leaving behind the **VENDOR NOS.**1 to 17 as their legal heirs.

V.P. Prabhugaonkar

Karmali

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AND WHEREAS, after the death of **Srinivassa Bhau Pai Patnecar, alias Shriniwas Bau Poi and his wife Sunilabai Shrinivas Poi alias Emmunabai Janardana Saucar,** a Deed of Succession and Qualification of Heirs, has been drawn and registered in this Notary book of Deeds bearing no.2 at pages 29V to 31dtd.10/6/1997 in the Office of the Sub-Registrar cum Ex-Officio Notary, at Canacona and the **VENDORS nos.1 to 17** have been qualified as their only legal heirs.

AND WHEREAS, the said late **Anant Ram Naik Karmali alias Ananta Naique Cormoly,** has expired leaving behind the **Vendor no.18,** as his wife and Moiety holder and **VENDOR NOS.19 to 24** as his legal heirs.

AND WHEREAS, after the death of **Anant Ram Naik Karmali alias Ananta Naique Cormoly,** a Deed of Succession has been drawn and recorded in the Notary Ex-Officio at Quepem on 10/5/2007 at pages 75 **V** on wards of notarial book no.581 by which the **VENDOR NOS. 18 to 24** have been qualified as his only legal heirs.

V R Bhugaonkar

Karmali

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AND WHEREAS, in the survey records of survey no.59/20 of Village Nagarcem-Palolem, the name of said **Srinivassa Bhau Pai Patnecar alias Srinivas Bhau Poi** and **VENDOR NO.1, Mrs. Indumaty Porobo Gauncar alias Indumaty Naique Cormoli alias Sotiabama Ananta Naique Cormoli alias Indumaty Anant Naik Karmali alias Indu Karmali,** stands recorded at serial no.1 and 2 respectively.

AND WHEREAS, in the survey records, of survey no.59/20 in other Rights Column, there is a entry as **'There is a temple of Saraswati Dewasthan'.**

AND WHEREAS, the **VENDORS** have informed to the **PURCHASER,** that no such temple or structure is existing in the said plot and therefore the **VENDORS** have no objection to delete the said entry appearing in the Other Rights Column as **'There is a temple of Saraswati Dewasthan'** upon execution of the Deed of Sale.

AND WHEREAS, the **VENDORS** being the absolute owners in possession of the said property have agreed to sell and the **PURCHASERS** have agreed to purchase the said property for the total consideration of Rs.60,00,000/- (Rupees sixty lakhs only) i.e. @ Rs.3000/- per sq.mt. which is its present fair market price.

V.P. Prabhugaonkar

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AND WHEREAS, the **VENDORS** no.**1 to 17** are entitled for undivided half share in the said property and therefore the consideration payable to them is amounting to Rs.30,00,000/- (Rupees thirty lakhs only).

AND WHEREAS, the **VENDORS** no.**18 to 24** are entitled for undivided half share in the said property and therefore the consideration payable to them is amounting to Rs.30,00,000/- (Rupees thirty lakhs only) and the amounts payable to the **VENDORS** have been specified hereunder.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of Rs.60,00,000/- (Rupees sixty lakhs only) paid by the **PURCHASERS**, as under;

(a) Rs.2,50,000/- (Rupees two lakhs fifty thousand only) by demand draft bearing no. 705277 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.1.**

(b) Rs.2,50,000/- (Rupees two lakhs fifty thousand only) by demand draft bearing no. 705278 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.2.**

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(c) Rs.2,50,000/- (Rupees two lakhs fifty thousand only) by demand draft bearing no. 705279 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.3.**

(d) Rs.41,667/- (Rupees forty one thousand six hundred and sixty seven only) by demand draft bearing no. 680094 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.4.**

(e) Rs.41,667/- (Rupees forty one thousand six hundred and sixty seven only) by demand draft bearing no. 680093 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.5.**

(f) Rs.41,666/- (Rupees forty one thousand six hundred and sixty six only) by demand draft bearing no. 680096 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.6.**

(g) Rs.41,666/- (Rupees forty one thousand six hundred and sixty seven only) by demand draft bearing no. 680097 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.7.**

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(h) Rs.41,667/- (Rupees forty one thousand six hundred and sixty seven only) by demand draft bearing no. 680095 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.8.**

(i) Rs.41,667/- (Rupees forty one thousand six hundred and sixty seven only) by demand draft bearing no. 680098 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.9.**

(j) Rs.2,50,000/- (Rupees two lakhs fifty thousand only) by demand draft bearing no. 705280 drawn on Canara Bank, Canacona Branch, in favour **of Vendor no.10.**

(k) Rs.2,50,000/- (Rupees two lakhs fifty thousand only) by demand draft bearing no. 705281 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.11.**

(l) Rs.2,50,000/- (Rupees two lakhs fifty thousand only) by demand draft bearing no. 705282 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.12.**

(m) Rs.2,50,000/- (Rupees two lakhs fifty thousand only) by demand draft bearing no. 705283 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.13.**

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(n) Rs.2,50,000/- (Rupees two lakhs fifty thousand only) by demand draft bearing no. 705284 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.14.**

(o) Rs.2,50,000/- (Rupees two lakhs fifty thousand only) by demand draft bearing no. 702585 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.15.**

(p) Rs.2,50,000/- (Rupees two lakhs fifty thousand only) by demand draft bearing no. 705286 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.16.**

(q) Rs.2,50,000/- (Rupees two lakhs fifty thousand only) by demand draft bearing no. 705287 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.17.**

(r) Rs.7,50,000/- (Rupees seven lakhs fifty thousand only) by demand draft bearing no. 705273 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.18**.

(s) Rs.7,50,000/- (Rupees seven lakhs fifty thousand only) by demand draft bearing no. 705274 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.19 which is received by him for himself and on behalf of VENDOR NO.20.**

V.V.Kathujaonkar

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(t) Rs.7,50,000/- (Rupees seven lakhs fifty thousand only) by demand draft bearing no. 705275 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.24 which is received by him for self and his wife VENDOR NO.21.**

(u) Rs.7,50,000/- (Rupees seven lakhs fifty thousand only) by demand draft bearing no. 705288 drawn on Canara Bank, Canacona Branch, in favour of **Vendor no.23 which is received by him for self and on behalf of VENDOR NO.22,** on the day of execution of the Deed of Sale and the **VENDORS**, hereby convey, sell, transfer, unto the **PURCHASERS**, the said property admeasuring about **2000** sq.mts. situated in ward Patnem-Colomb, within the limits of Canacona Municipal Council, and more clearly described in Schedule appearing hereinafter with all other rights, title, demand, possession, easement and all other rights and appertainments thereof **TO HAVE, TO HOLD AND TO ENJOY** the same forever as the absolute owner thereof.

2. The **VENDORS** have assured to the **PURCHASERS** that they have a good and clear title and the **VENDORS** have assured and undertaken that the **VENDORS** will compensate and indemnify to the **PURCHASERS** for the

V.P. Prabhugaonkar

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full consideration and or damages suffered by him or his assignees, if they are deprived off from enjoyment of the said area admeasuring about **2000** sq.mts. and every part thereof due to the defect in the title of the **VENDORS** to the said portion of land or incase of any claim from any other person having a better title to the same.

3. The **PURCHASERS** may hereinafter peacefully and quietly possess the said property without any claim or demand whatsoever from the **VENDORS** or any person claiming through or under them.

4. That the **VENDORS** have assured to the **PURCHASERS** that they shall sign all documents/papers, which are required for transferring the survey records and also other permission to develop the property from Town and Country Planning Department, Canacona Municipal Council, Electricity Department, water supply, P.W.D., Public Health Department in the name of the **PURCHASERS.**

V Prabhugaonkar

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5. The **VENDORS** further covenant with the **PURCHASERS** that henceforth they have no right of whatsoever nature to the said property admeasuring about **2000** sq.mts. described in Schedule hereby sold to the **PURCHASERS.**

6. **The VENDORS further covenant with the PURCHASERS as under:**

a. The **VENDORS** herein are the owners in possession of the said Property and their title to the said Property is clear, valid, marketable and subsisting.

b. The said Property is not subject to any attachments from any court of law.

c. The said Property is not subject to requisition or attachment by Income tax department authority.

d. The said Property hereby agreed to be sold has not been the subject matter of any previous Agreement of sale, Mortgage, charge etc. and;

e. No other persons have any right, claim, right or interest of whatsoever nature in the said larger Property and/or the said Property hereby agreed to be sold.

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f. There is no building or agricultural tenant or any Mundcar or any other person claiming any other right of whatsoever nature over, into or in respect of the said Property hereby agreed to be sold or any part thereof and that there is no restriction for sale of the said Property to the **PURCHASERS.**

7. The **VENDORS** further covenant with the **PURCHASERS** that the **VENDORS** have not received any notice under the Land Acquisition Act, 1894 and no proceedings are pending under the said Act, before any Court in respect of the said property.

8. The **VENDORS** and the **PURCHASERS hereby** declare that the property in transaction does not belong to schedule caste or schedule tribe pursuant to notification no.RD/LAND/LRC/318/77 dtd.21/8/1978.

9. **The VENDORS** hereby give their No objection to the **PURCHASERS** for Mutation and inclusion of the name of the **PURCHASERS** in the survey records of the property hereby sold.

V. Prabhugaonkar

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SCHEDULE OF THE PROPERTY SOLD

All that landed property known as **'DORMALEAY GONICA MOLCARJUNA'** by other name **'MADEVA PORBULEM TICAN'**, (as per registration document) alias **'GONIK MARFIR BAG'** (as per survey records) situated in ward Patnem-Colomb, of Canacona Municipal Council, Taluka and Sub District of Canacona, District of South Goa, State of Goa, which is described in the Land Registration Office under no.432 of Book B-3 and enrolled in the Taluka Revenue Office of Canacona, under Matriz no.551, recently surveyed under survey no.59/20 of village Nagarcem-Palolem, Taluka Canacona, having total area admeasuring about 2000 sq.mts and bounded as per matriz records as under;

East :- by Borongapatnem no.800 of Francisco Xavier S. Joaquim Gomes and Borongapatnem no.499 of Narana Babi Xete, Borongapatnem no.498 of Rama Fondo Naique;

West :- by Dormabaga no.555 of Vitola Guiri Poi, Gorgina no.553 of Govinda Putu Naique, Gorgina no.552 of Nilu Paico Naique;

V.V. Prabhugaonkar

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North :- by Pandu Naicabaga no.559 of Soiru Xexi Poi and others and;

South :- by Gorgina no.552 of Nilu Paico Naique and Gorbata no.550 of Patrocinio da Costa.

And as per survey records, the same is bounded as under;

East :- by property under survey no.59/5 of village Nagarcem-Palolem;

West :- by property under survey no.59/19 of village Nagarcem-Palolem;

North :- by reserved access and by property under survey no.59/4 of village Nagarcem-Palolem;

South :- by property under survey no.59/21 of village Nagarcem-Palolem;

The Plot hereby sold is shown on the Plan annexed to this Deed of Sale, forming part of the Deed.

IN WITNESS WHEREOF, the Parties have signed and executed this Deed of Sale, on the day, month and year first hereinabove written in the presence of attesting witnesses signed below;

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SIGNED AND DELIVERED BY THE VENDORS:

V.R.Prabhugaonkar V.R.Prabhu

1. Mrs. Vandana Ramakant Prabhugaonkar

(MRS. VANDANA SRINIVAS PAI alias VANDANA RAMAKANT PRABHU GAONKAR)

For self as Vendor no.16 and as Attorney of Vendor no.1 to 15.

L.H.F.P.

R.H.F.P

V.R.Prabhugaonkar Varmali

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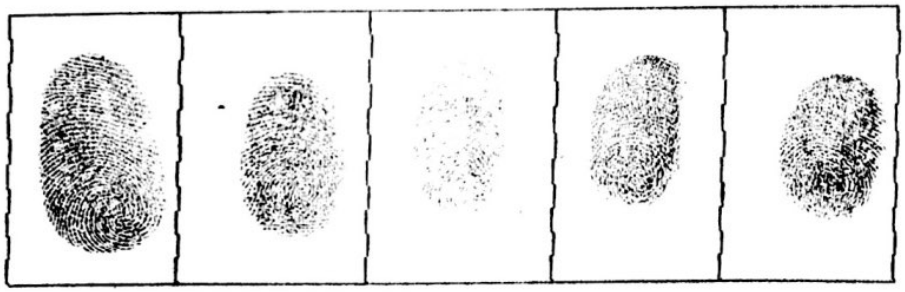
2. Ramakant V. Prabhu gaonkar

(SHRI. RAMAKANT PRABHU GAONKAR)

Vendor No.17.

L.H.F.P.

R.H.F.P



V.P.Gaonkar

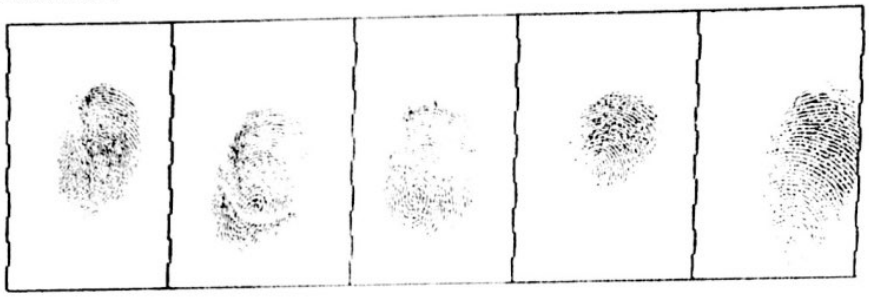
Parmali

3.. Karmali Vishwas Anant Karmali

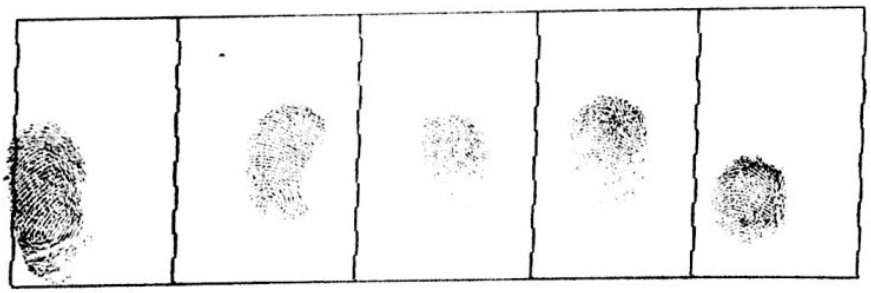
(SHRI. VISHWAS ANANT NAIK KARMALI alias VISHWAS ANANT KARMALI)

For self as Vendor no. 24 and as Constituted Attorney of Vendor nos. 18 to 23.

L.H.F.P.



R.H.F.P



P.P. Prabhugaonkar Karmali

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SIGNED AND DELIVERED BY THE PURCHASERS:

Santosh B. Tubki

(SHRI. SANTOSH BABU TUBKI)

For Ms. SANTOSH TUBKI & ASSOCIATES.

L.H.F.P.

R.H.F.P

V.S. Prabhugaonkar

Sharmali

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WITNESSES:

Sahas Venkatesh Vaidya

1. _____

2. _____ Siddhesh Kamarpant

V.P. Rabhugaonkar

Karmali

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

N

Plan Showing plot situated in
Village : NAGARCEM-PERNEM
Taluka : CANACONA
Survey No./Subdivision No. : 59/ 20
Scale :1:2000

Inspector of Surveys &
Land Records
Quepem - Goa.

S. No. 59

THE VENDORS:

1) V. Prabhugaonkar

3) Gaonkar

THE PURCHASER:

Generated By : Dattu Kosarpant
On : 23-07-2011

Compared By

Scanned by CamScanner

Executing Parties:-

1) mrs. vandana srinivas Pai alias vandana Ramakant. Prabhu chaonkar, d/o late shri-nivas Bhau Pai w/o Ramakant Prabhu chaon-nkar. aged about 46 years, occupation. house wife. PAN no AZHPP 9219A for self as Attorney of vendors. nos 1 to 15.

2) mrs. monica Pai alias manik vinayak Prabhu chaonkar. w/o vinayak prabhu chaonkar. d/o late. Shrinivas Bau pai. aged about 64 years, occupation retired. Professor. PAN card no AAPPP8120F. and her husband.

3) mr. vinayak Bhiku prabhu chaonkar. s/o Bhiku Prabhu chaonkar. aged. about 69 years. occupation retired. from. service PAN card no AAEPP3545R. both H/o mumbai

4) mrs. Naiana Pai alias Nayan Dinkar. kamat w/o late Dinkar. kamat d/o late srinivas Bhau Pai aged about 61 years. retired teacher PAN card no AFEPK0099A H/o curchorem.

5) mrs. Deepa Avdhut Sukhthanker. d/o late Dinkar. vishwanath kamat w/o mr. Avdhut Sukhthanker. aged about 33 years. occup-ation house wife PAN card no ATAPS 6007L. and. her husband.

6) mr. Avdhut R. Sukhthanker s/o late shri R. sukhthanker. aged about 34 years. occupation business PAN card no ATAPS. 6006M. both H/o quepem.

7) mrs. Deviya siddharth Borker. w/o Siddharth Borker. d/o late Shri Dinkar. vishwanath. kamat aged about 31 years. occupation house-wife PAN card no AULPD 9963 E and her husband.

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g) mr. siddharth v. Borker. s/o shri v. Borker. aged about 38 years. occupation service PAN card no AcuPB0801C. both r/o porvorim, Panaji Goa.

h) mrs. Darshana prasanna. Keny d/o late shri Dinkar vishwanath Learrat w/o shri Prasanna Keny aged about 30 years. occupation house wife PAN card no BUVPK 8167L. and her husband.

i) mr. Prasanna Keny s/o shri Kishor Keny aged about 34 years. occupation service PAN card no AEHPK1371A. both r/o Panaji Goa.

j) mrs. Purnanabai Pai alias Kiran Purudas Sakhardande alias Sakhardare w/o [illegible] das Sakhardande d/o late Shrinivas Bau Pai, aged about 56 years. occupation service PAN card no AJJPS0818 [illegible] her husband.

k) mr. Purudas V. Sakhardande alias Sakhardare s/o V. Sakhardande, aged about 58 years, occupation service PAN card no AHCPS1551P. both r/o Panaji Goa.

l) mrs. Roxana Pai alias Shivangi Pundalik Shenvi Nagarsekar. w/o Pundalik. Shenvi Nagarsekar. d/o late Shrinivas Bau Pai aged about 54 years. occupation service PAN card no AAVPN 4047P. both r/o Pulolem, Canacona.

m) mrs. Shobana Pai alias Shobhana Deepak Shenai w/o Deepak Shenai d/o late Shrinivas Bhau Pai. aged about 50 years. occupation Service PAN card no AKCPS 3108B and. her husband.

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3) mrs. Shubhangi Vishwas Karmali d/o Subhash Sahanbag. w/o Vishwas Anant Naik Karmali. aged about 34 years. occupation house wife PAN card no BJBPK7029P. all r/o H no 500. Kakumordi, Xeldem, Quepem.

5) mrs. Dipa Damodar Sarmalkar. alias Deepa Damodar. Sarmalkar. d/o late Anant Naik Karmali w/o Damodar Sarmalkar. aged about 44 years. occupation teacher. PAN card no AAUMPS4457J. and her husband.

7) mr. Damodar Y. Sarmalkar. s/o late Yeshwant Sarmalkar. aged about 52 years. Chartered. Accountant. married. PAN card no AHEPS3058F both r/o A-4. P.I (One) Jaidhara, Near Kadamba Bus Depot, Margao.

4) mr. Vishwas Anant. Naik. Karmali alias Vishwas Anant Karmali s/o Late Anant Naik Karmali aged about 40 years, occupation, business, married. PAN card no CBJPK0302D r/o H no 500. Kalcu mordi. Xeldem, Quepem.

5) M/s Santosh Tubki and Associates. Associates, A Property concern. rep by. sole Proprietor. Shri Santosh Babu Tubki s/o late Babu Tubki aged. about 54 years. married. Businessman PAN card no ABJBPT0959R. r/o Patnem, Canacona.

All the Parties are Indian Nationals.

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7) mr. Deepak vishnu shenai s/o vishnu shenai. aged about 55 years, occupation service PAN card no AEJPS 9946 H. both R/o margao goa.

8) mr. Ramakant prabhu chaonkar s/o. vitthal keshav prabhu chaonkar aged about 51 years. occupation business, PAN card no ADJPP 1650R both R/o canacona.

9) mr. vishwas Anant naik. karmali alias vishwas. Anant karmali, s/o late Anant Naik karmali. aged about 40 years. occupation. business. married. PAN card no CBSPK03020 R/o H.no 500. kakamordi. xeldem, quepem. for self as Attorney of vendors. nos 18 to 23,

10) mrs. Indumaty Porobo chauncar. alias Indumaty naique cosmoli alias Indumati karmali alias Sotiabama. Ananta. naique cosmoli alias mrs Indumati Anant naik karmali w/o late Anant Naik karmali, d/o Raguvirdo vishnu porobo chaonkar aged about 72 years. widow. occupation. business PAN card no AHYPK 6476 A.

11) mr. Rama Anant naik karmali alias Ram Anant karmali s/o late Anant naik karmali aged about 45 years, married occupation Teacher PAN card no ADRPK 1617R. and his wife.

12) mrs. Swati kashinath saokar alias Swati Ram karmali d/o kashinath sawkar. w/o Rama Anant naik karmali aged about 37 years. occupation Teacher PAN card no AVRPK 6041K.

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Executing party

Signature or mark of the caller

1 Vrabhugaonkar - Mrs. Vandana Ramakant Prabhugaonkar

2 Ramakant v Prabhugaonkar

3 Vishwas Kamali Karmali

Santosh B. Tilak

1- Shri Champlon Shivaji Komarpant aged 33 years, Married Service r/o Colvale Mapusa Goa.

2. Shri Sanjay Krishna Tilveaged 38 years, Business r/o Tivim Colvim Canacona Goa.

State that they personally know the above executants and identify him the

1 Champlon D. Komarpant

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7

Sanjeev Krishna Tilve

Canacona dated 10/8/2012

SUB-REGISTRAR
CANACONA

Copy of Power of Attorney/s submitted along with this document is / are filed at pages 262 to 264 of supplement to book no I, Part VII Vo. 25

SUB-REGISTRAR
CANACONA

Registered No. 267
at pages 92 to 129
Book No. I Volume No. 253
Date 27.08.2012

Sub-Registrar

SEAL OF THE SUB-REGISTRAR OF CANACONA
CANACONA

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