



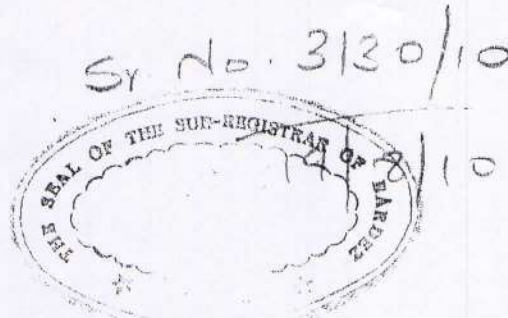
गोवा GOA

Manoj R. Joshi Opp. Secretariat
Panaji - Goa Lic No. 5/19/2

Serial No. 1859 Places of Vend. Panaji, Date 17/8/10 017541
Value of Stamp Paper 10000 -
Name of Purchaser Rajendra Arselkar
Residence Bellim Name of Father Savabaram Arselkar
Purpose Sale Deed.


Sign. of Vendor


Sign. of Purchaser



DEED OF SALE

1. M. Fernandes Peti John Fernandes
2. Fernandes Bella Ursula Fernandes.
3. Rajendra S. Arselkar ...2/-



गोवा GOA

REGISTRAR OF

Manoj R. Joshi One
Panaji - Goa Lic No.

1860
Place of Mand. Panaji, Date 17/8/10
10000
Name of Purchaser Rameshendra Antekar
Residence 1861m Name of Father Sakundaram Antekar
Purpose Sale of land

017542

Sign. of Vendor

Sign. of Purchaser

2
THIS DEED OF SALE is made at Mapusa, Bardez-
Goa, on this 19th day of the month of August, of the year
two thousand Ten.

3/-
" Freeman De Pels John Fernandes
" Fernandes Bella Ursula Fernandes.

Rayendra S. Antekar

BETWEEN

(1) SHRI. PETER JOHN FERNANDES, son of late Jose Fernandes, aged about 64 years, married, retired, and his wife; (2) SMT. BELA FERNANDES, daughter of Dominic Rodrigues, aged about 63 years, married, both are Indian Nationals and residents of House No.112, Quintha property, Betim, Bardez-Goa, hereinafter called as the "VENDORS" (Which expression shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, legal representatives, administrators and assigns) of the FIRST PART.

A N D

(1) MR. RAJENDRA SAVALARAM ARLEKAR, son of late Savalaram K. Arlekar, aged about 51 years, married, service, having Pan Card No. [REDACTED] Indian National, resident of House No. 510, Malim, Penha de Franca, Bardez-Goa, State of Goa, hereinafter called as the "PURCHASER" (Which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, legal representatives, administrators and assigns) of the SECOND PART.

Peter John Fernandes
Bela Ursula Fernandes ...4/-

Rajendra S. Arlekar

AND WHEREAS the Vendors are the owners in possession of an immovable property known as "CATECUMENOS" also known as "BETIM" situated in the Village Betim, Bardez-Goa, with in the limits of Village Panchayat of Betim, Verem, Reis Magos, Taluka and registration Sub-District of Bardez, North Goa District, State of Goa. described as a whole in the Land Registration office of Bardez at Mapusa under No. 16828 of Book E - 44 New and enrolled in the Taluka Revenue Office under No. 107, and surveyed under old Cadastral No. 1924 and 1925 and presently surveyed under No. 64/1 of Village Reis Magos and fully described in the schedule here under written.

AND WHEREAS the present Vendors subsequently purchased the whole property "CATECUMENOS" or "BETIM" with a residential houses thereon and which deed is duly registered in the office of the Civil Registrar-cum-Sub Registrar of Ilhas, Panaji-Goa, under registration No. 176 of Book No. I, Volume No. 232 at pages 280 to 287 dated 3rd day of April 1986.

Fernandes Felis John Fernandes
 ...5/-
Fernandes Bella Ursula Fernandes
Rajendra S. Anlekar

AND WHEREAS the Purchaser has approached the Vendors with a request to sell to him the said property admeasuring an area of 990 square metres, of the Village Panchayat of Betim, Verem, Reis Magos, Bardez-Goa.

AND WHEREAS, the Vendors have agreed to sell and the Purchaser has agreed to purchase the said property bearing survey No. 64 sub division no. 1, admeasuring an area of 990 square metres for the total consideration of Rs. 4950/- (Rupees Four thousand nine hundred fifty only).

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER

(1) THAT in pursuance of the said agreement and in consideration of the said sum of Rs. 4950/- (Rupees Four thousand nine hundred fifty only) as the purchaser is in possession of the said property for last several years, which is the value paid by the Purchaser to the Vendors (the receipt whereof the Vendors do hereby admit and acknowledge for all the legal purposes and of and from the same and every part thereof release and discharge the Purchaser) the Vendors as beneficial owners do hereby

Bernardos Belir John Fernandes
Bernardos Bella Ursula Fernandes

 *Rajendra S. Anekar*

grant, convey, sell, transfer, assign and assure unto and to the use of the Purchaser free from all encumbrances or defects, ALL THAT separated and distinct said property admeasuring an area of 990 square metres, more fully described and identified in the SCHEDULE hereunder written to form part and parcel of this Deed of Sale, TOGETHER WITH all the trees, fences, hedges, ditches, ways, waters, water courses, lights, liberties, privileges, easements and appurtenances whatsoever to the said property, belonging or in any way appertaining or usually held or occupied therewith or reputed to belongs or be appurtenant thereto AND ALL the estate, right, title, interest, property, claim and demand whatsoever of the Vendors into or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever, together with titles, deeds, writings, monuments and other evidences of title as ordinarily pass on such sale.

2. AND THAT the VENDORS and all the person

Attestant Peter John Fernandes
Bernardes *Bella Ursula Fernandes*
Royenda S. Anlekar

or persons claiming through or under them do hereby covenant and declare with the Purchaser that notwithstanding any acts, deeds or things hereto fore, done executed knowingly or willingly suffered to the contrary, the Vendors are now lawfully seized and possessed of the said property hereby conveyed and granted free from encumbrances, charges, equities, claims or demands and attachment or defects in title whatsoever.

3. AND THAT the VENDORS do hereby covenant and declare that they have now good right, full power and absolute authority to sell and convey the said plot hereby conveyed or expressed to be conveyed unto the Purchaser in the manner aforesaid.

4. AND THAT the PURCHASER shall hereafter peaceably and quietly hold, use, possess and enjoy the said plot hereby conveyed and granted as his own property, admeasuring an area of 990 square metres, without any claims or demands whatsoever from the Vendors or any person or persons whomsoever.

~~Fernandes~~ John Fernandes
Bernandes Bella Ursula Fernandes
~~Fernandes~~ Rajendra S. Antekar

5. AND THAT the VENDORS do hereby covenant and declare that the said plot hereby transferred or intended to be transfer is free from all encumbrances, charges, equities, claim or demands whatsoever and that the Vendors have not done anything whereby the said plot may be subject to any attachment or lien of any Court or person or persons whomsoever and that the Vendors covenant to save harmless, indemnify and keep indemnified the Purchaser from or against all encumbrances, charges, equities, claims or demands whatsoever.

6. AND THAT the VENDORS and all person or persons claiming through or under them further covenant and declare that the Vendors shall and will from time to time upon the request and cost of the Purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said plot unto the Purchaser in the manner aforesaid and placing the Purchaser in the possession of the same according to the true intent and

Bernardos Peleio John Fernandes
Bernardos Bella Ursula Fernandes
[Signature] *Rogunda S. Arlekar*

meaning of this deed as shall or may be reasonably required.

7. AND THAT the VENDORS do hereby covenant and declare that in case of any dispute arising between the parties hereto under relating to this deed or the subject matter of this deed or in any manner relating thereto, then the Vendor shall indemnify the Purchaser or his attorney or nominated agent or agents as per law.

8. AND THAT the VENDORS shall assist and co-operate with the Purchaser to carry out mutation/change in survey record, at the cost of the Purchaser.

9. AND WHEREAS for the purpose of stamp duty the market value of the said plot is valued at Rs. 9, 90,000/- (Rupees Nine lakhs ninety thousand only) which is the fair market value.

SCHEDULE ABOVE REFERRED TO

ALL that Plot of the property known as "CATECUMENOS", also known as "BETIM" situated within the jurisdiction of Village Panchayat of Betim, Verem, Reis Magos, Taluka and Registration Sub-District of Bardez, North Goa District, Goa State, described the whole property in the Land Registration Office of Bardez at Mapusa under

Fernando de Paula John Fernandes
Bernardes Bella Ursula Fernandes
Rajesh S. Ankur

No. 16828 of Book B 44 New, enrolled in the Taluka Revenue Office of Bardez under No.107 and surveyed under Survey No. 64 sub division No.1, admeasuring an area of 990 square metres, being actually, bounded this plot as under:-

ON THE EAST:- By Road,

ON THE WEST:- By the remaining portion of the Property belonging to Jamela Begam Mohammed Rafia,

ON THE NORTH:- By the remaining portion of the Property belonging to Gurudas Narvekar and others,

ON THE SOUTH:- By the remaining portion of the Property belonging to Santosh Narvekar and others.

THAT the area hereby sold is shown in "RED" colour on the plan annexed hereto which form a distinct Plot of survey No.64, sub-division No.1.

IN WITNESS WHEREOF the parties hereto have hereunto signed this Deed of Sale at Mapusa, Bardez-Goa, on the day, month and the year herein first written in the presence of two attesting witnesses, who also sign hereunder:-

" *Bernandes Peter John Fernandes*
" *Bernandes Bella Ursula Fernandes*
" *Roydas S. Antekar*

SIGNED AND DELIVERED BY THE

WITHIN NAMED VENDORS.



L.H.F.P.

R.H.F.P.

1.		1.	
2.		2.	
3.		3.	
4.		4.	
5.		5.	

(1) Peter John Fernandes

(Peter John Fernandes)

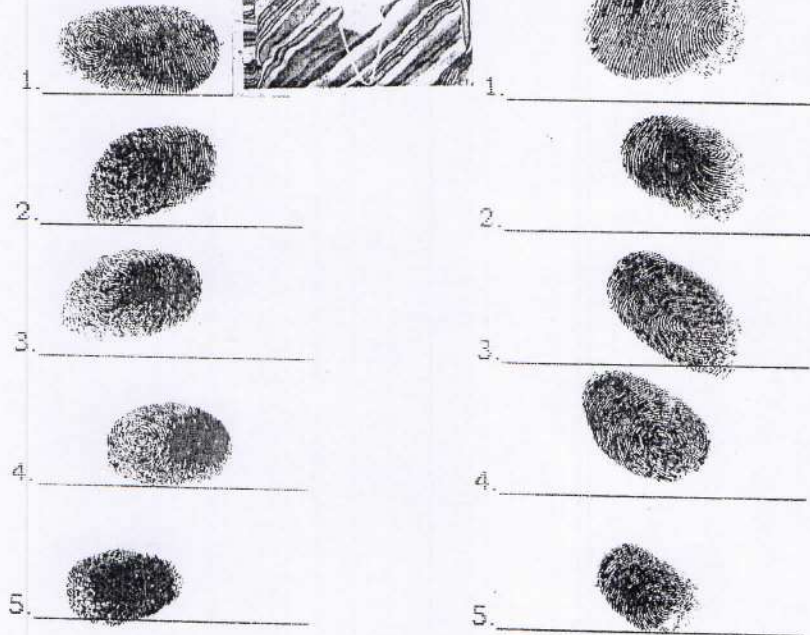
~~Peter John Fernandes~~ Peter John Fernandes
Bernandes Bella Ursula Fernandes ...12/-

Rajendra S. Antekar



L.H.F.P.

R.H.F.P.



(1) Fernandes
Bella Fernandes
(Bela Fernandes)

Her name is Peter's John Fernandes
Fernandes Bella Vesula Fernandes
[Signature] Rajendra S. Anlekar

SIGNED AND DELIVERED BY THE
WITHIN NAMED PURCHASER.



L.H.F.P.

R.H.F.P.



1.

1.

2.

2.

3.

3.

4.

4.

5.

5.

(1) Rajendra S. Arlekar

(Rajendra Savalaram Arlekar)

• ~~Arlekar~~ Pelt John Fernandes
• ~~Bernandes~~ Bella Vesula Fernandes
• Arlekar Rajendra S. Arlekar

IN THE PRESENCE OF

WITNESSES:-

(1) Shankar (Anand R. Pedhalkar)

(2) Shaiikh Amraddin SP

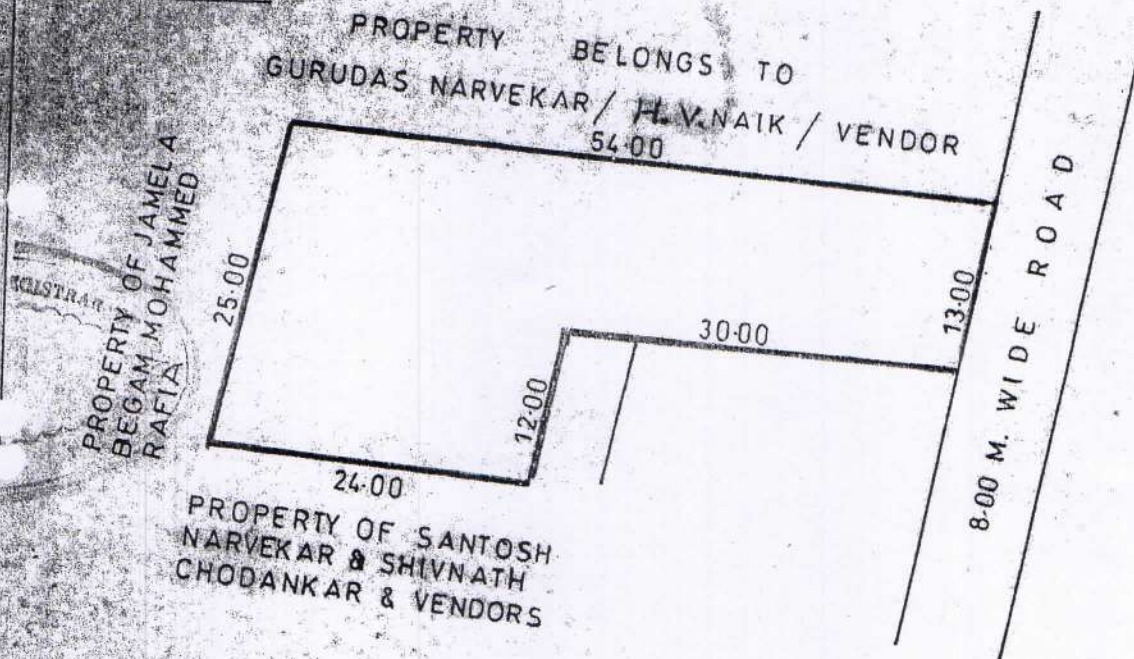
Pravin Peti John Fernandes
Fernandes Bella Ursula Fernandes
Amr Rajendra S. Ankur

PLAN OF THE PROPERTY BEARING SURVEY NO. 64 SUB-DIV NO. 1
KNOWN AS 'GATE CUMENOS' SITUATED AT BETIM (REIS MAGOS)
VILLAGE OF BARDEZ TALUKA

AREA OF THE PLOT PROPOSED TO BE SOLD TO
SHRI RAJENDRA SAVALARAM ARLEKAR
AREA 990.00 SQ. MTS.



SCALE 1:500



[Signature]

1) SHRI. PETER JOHN FERNANDES &

Bernandes.

2) SMT. BELA FERNANDES

VENDORS

[Signature]

SHRI. RAJENDRA SAVALARAM ARLEKAR

PURCHASER



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 19-08-2010 11:56:07 AM

Document Serial Number : 3130

Presented at 11:16:00 AM on 19-08-2010 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	100.00
2	Processing Fees	170.00
	Total :	270.00

+19700 = 19970/-

Stamp Duty Required: 19800.00

Stamp Duty Paid: 20000.00

SUB-REGISTRAR
BARDEZ

Rajendra Savalaram Arlekar presenter

Name	Photo	Thumb Impression	Signature
Rajendra Savalaram Arlekar, s/o Late Savalaram K. Arlekar , Married, Indian, age 51 Years, Service r/o H.No.510, Malim, Penha de Franca, Bardez, Goa. PAN Card No.			

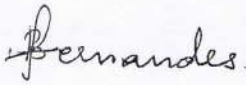
Endorsements

Executant

1. Peter John Fernandes, s/o Late Jose Fernandes, Married, Indian, age 64 Years, retired, r/o H.No. 112, Quintha Property, Betim, Bardez, Goa. Form 60 submitted

Photo	Thumb Impression	Signature

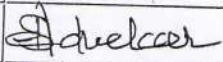
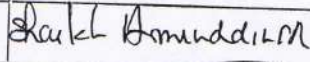
2. Bela Fernandes, d/o Dominic Rodrigues, Married, Indian, age 63 Years, retired, r/o H.No. 112, Quinta Property, Betim, Bardez, Goa. Form 60 submitted.

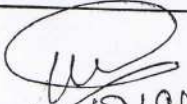
Photo	Thumb Impression	Signature
		

3. Rajendra Savalaram Arlekar, s/o Late Savalaram K. Arlekar, Married, Indian, age 51 Years, Service, r/o H.No.510, Malim, Penha de Franca, Bardez, Goa. PAN Card No. [REDACTED]

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anand R. Pednekar, s/o Late Ravlu Pednekar, UnMarried, Indian, age 54 Years, Service, r/o Ansabhat Mapusa Bardez Goa.	
2	Shaikh Amruddin, s/o Late Ismail Shaikh, Married, Indian, age 65 Years, retired, r/o Bella Vista Sangolda Bardez Goa.	


Sub Registrar
BARDEZ

Book-1 Document
Registration Number BRZ-BK1-03092-2010
CD Number BRZD77 on
Date 19-08-2010

Sub-Registrar (Bardez)

Sub-Registrar
BARDEZ

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

RECEIVED