



गोवा GOA

147438

Dr. No. 05 Place of Vend Bicholim Date of issue 19/01/2024
Value of stamp paper is 25000/- (Twenty five thousand only)
Name of the purchaser M/s Shiv Shakti Enterprises
Signature of the purchaser [Signature]
The value of the property is 240,000/-
of which 25,000/- is paid for the completion of the value is attached alongwith.

[Signature]
19/01/2024
Signature of the
Ex-Officio Vendor

[Signature]
Signature of the
Purchaser.



2024-BCH-111
25/01/2024

DEED OF SALE

[Signature]

For M/s SHIV SHAKTI ENTERPRISES

[Signature]

[Signature]
Partner

[Signature]
Partner

[Signature]
Partner

[Signature]
Partner



TO THE HONORABLE MEMBERS OF THE HOUSE OF COMMONS
IN PARLIAMENT ASSEMBLED
AT WESTMINSTER
THE 14TH DAY OF APRIL 1871
I HEREBY CERTIFY THAT THE
FOLLOWING IS A TRUE AND CORRECT
COPY OF THE REPORT OF THE
COMMISSIONERS OF THE GENERAL LAND OFFICE
IN ANSWER TO A RESOLUTION PASSED BY THE HOUSE OF COMMONS
ON THE 11TH DAY OF MARCH 1871

Wm. E. D. 1871

Printed by W. E. D. 1871





dr. No. ...05... Place of Vend Dichotin Date of Issue 19/01/2024
Value of stamp paper Rs. 25000/- Charges Twenty five thousand only
Name of the party M/s Shwshachi Enterprises
City Salchhi
Amount 240000/-
The value of the stamp paper for the completion of the value is attached alongwith.

Signature of the
Ex-Officio Vendor

Ardesai
Signature of the
Purchaser.

DEED OF SALE



For M/s SHIV SHAKTI ENTERPRISES

Quirk

M. J. J. J.
Partner

Deu

Partner

Pessai

10000

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific information required.

1. $\mathcal{H} = \mathcal{H}_1 \oplus \mathcal{H}_2$ and $\mathcal{H}_1, \mathcal{H}_2$ are invariant subspaces of $\mathcal{H}$.
 2. $\mathcal{H}_1$ and $\mathcal{H}_2$ are invariant subspaces of $\mathcal{H}$.
 3. $\mathcal{H}_1$ and $\mathcal{H}_2$ are invariant subspaces of $\mathcal{H}$.



गोवा GOA

147440

Dr. No. 05 ... Date of Vendor Declaration Date of issue 19/01/2024
Value of stamp paper (Rs. 25000/-) (Rupees twenty five thousand only)
Name of the Vendor M/s Shiv Shakti Enterprises
Name of the Purchaser ...
The value of the property being sold is ...
at Rs. 240,000/- ...
The purchase of 10% value is attached at the end.

Signature of the
Ex-Officio Vendor

Signature of the
Purchaser

DEED OF SALE

For M/s SHIV SHAKTI ENTERPRISES

Partner

Partner



147441

Sr. No. 05 ... Piece of Vend Diction Date of issue 19/01/2024
Value of stamp paper Rs 25000/- Chappes Twenty five thousand only
Name of the purchaser M/s Shiv Shakti Enterprises
Name of the Vendor Sushli
As per the value of the property for the value of Rs 240,000/-
The stamp paper for the completion of the value is attached alongwith.

Signature of the
Ex-Officio Vendor

Signature of the
Purchaser.

DEED OF SALE

For M/s SHIV SHAKTI ENTERPRISES

Partner

Partner

Partner

Partner

Partner



147442

Dr. No. 05... Place of Vend Bicholim Date of issue 19/01/2024
Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand only)
Name of the purchaser M/s Shiv Shakti Enterprises
Address of the purchaser Sanchi
As per the value of the property to be sold Rs. 25000/- value
of Rs. 25000/- stamp paper for the
completion of the value is attached alongwith.


19/01/2024
Signature of the
Ex-Officio Vendor


Signature of the
Purchaser.

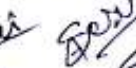
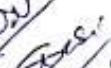
DEED OF SALE



For M/s SHIV SHAKTI ENTERPRISES




Partner

Partner



Dr. No. 05... Place of Vend Bicholim Date of issue 19/01/2024 147443
Value of stamp paper Rs. 25000/- (Twenty five thousand only)
Name of the purchaser M/s Shiv Shakti Enterprises
residing at Sunkhuli
Amount of Rs. 240,000/- for the value
of the property being sold for the
creation of the value is attached alongwith.


Signature of the
Ex-Officio Vendor


Signature of the
Purchaser,

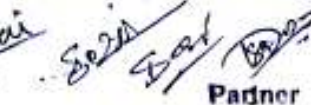
DEED OF SALE



For M/s SHIV SHAKTI ENTERPRISES




Partner


Partner

The following is a list of the names of the persons who have been
 named in the report of the Committee on the subject of the
 proposed amendment to the Constitution of the United States.
 The names are given in alphabetical order.

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 The names are given in alphabetical order.

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 named in the report of the Committee on the subject of the
 proposed amendment to the Constitution of the United States.
 The names are given in alphabetical order.





गोवा GOA

147444

Sr. No. 05 .. Place of Vend Bicholim Date of issue 19/01/2024
Value of stamp paper Rs. 25000/- (Twenty five thousand only)
Name of the purchaser M/s Shivshakti Enterprises
res. at Suncheli
As per the original receipt of the value
of 240000/- additional stamp paper for the
completion of the value is attached alongwith.


Signature of the
Ex-Officio Vendor

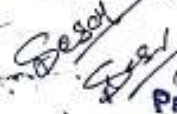

Signature of the
Purchaser,

DEED OF SALE



For M/s SHIV SHAKTI ENTERPRISES


Partner

Partner

Partner

Partner



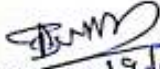
THE
LIBRARY OF THE
UNIVERSITY OF CHICAGO
1215 EAST 58TH STREET
CHICAGO, ILL. 60637
U.S.A.



गोवा GOA

147445

Sl. No. 05... Place of Vendor Election Date of issue 19/01/2024
Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand only)
Name of the purchaser M/s Shivshakti Enterprises
Sunkhadi
The value of the property is Rs. 240000/-
The value of the stamp paper for the
conveyance is Rs. 25000/- which is attached herewith.


Signature of Ex-Officio Vendor
2024


Signature of the
Purchaser.

DEED OF SALE



For M/s SHIV SHAKTI ENTERPRISES




Partner




Partner





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Main body of handwritten text, appearing to be a detailed report or narrative.

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पोवा GOA

Sr. No. 05 Place of Vend Bicholim Date of 19/01/2024 147446
Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand only)
Name of the purchaser M/s Shivshakti Enterprises
residing at Sancheli
As per the value of the property value
of Rs. 240000/-
Additional stamp paper for the
amount of Rs. 240000/- value is attached alongwith.


Signature of the
Ex-Officio Vendor


Signature of the
Purchaser.

DEED OF SALE



For M/s SHIV SHAKTI ENTERPRISES




Partner


Partner

THE UNIVERSITY OF CHICAGO

1925

THE UNIVERSITY OF CHICAGO
CHICAGO, ILL.

THE UNIVERSITY OF CHICAGO
CHICAGO, ILL.

THE UNIVERSITY OF CHICAGO
CHICAGO, ILL.

THE UNIVERSITY OF CHICAGO
CHICAGO, ILL.

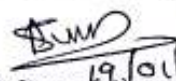


गोवा GOA



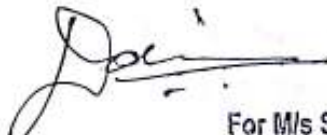
Dr. No. 05 Place of Vend Bicholim Date of issue 19/01/2024
Value of stamp paper i.e. 15000/- (Fifteen thousand only)
Name of the purchaser M/s. Shivshakti Enterprises
residing at Soriche
As there is no one single stamp paper for the value
of 240,000/- additional stamp papers for the
completion of the value is attached alongwith.

069993


Signature of the
Ex-Officio Vendor


Signature of the
Purchaser.

DEED OF SALE

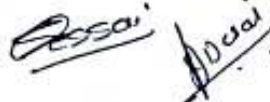


For M/s SHIV SHAKTI ENTERPRISES




Partner


Partner


Partner

SECRET



SECRET

Reference is made to the letter of the Ministry of Defence, dated 15.12.1954, regarding the proposed establishment of a new unit of the Indian Army, and the letter of the Ministry of Home Affairs, dated 15.12.1954, regarding the proposed establishment of a new unit of the Indian Army.

Yours faithfully,
[Signature]

For the Secretary,
Ministry of Defence

SECRET

This **DEED OF SALE** is executed on this Twentieth day of January of the Year Two Thousand Twenty Four (20/01/2024), at Bicholim, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa;

BETWEEN:

1. Shri DINKAR GANGARAM NAIK, son of late Gangaram Subana Naik, aged about 70 years, married, retired, Indian National, resident of Surve Chawl, Shivaji Nagar, Near Akruti Bldg. Jogeshwari (East), Mumbai, State of Maharashtra-400060, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED], and his wife,
2. Smt. VANDANA DINKAR NAIK, daughter of late Domodar Parshuram Sarnaik and wife of Shri Dinkar Gangaram Naik, aged about 63 years, married, house-wife, Indian National, resident of Surve Chawl, Shivaji Nagar, Near Akruti Bldg. Jogeshwari (East), Mumbai, State of Maharashtra-400060, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED];

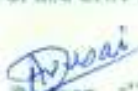
Both of them hereinafter, for brevity's sake, being jointly referred to as "THE VENDORS", (Which expression shall be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors and assigns, wherever the context or meaning shall so require or permit) OF THE FIRST PART;



For M/s SHIV SHAKTI ENTERPRISES



Partner



Partner



AND :

3. M/s. SHIVSHAKTI ENTERPRISES, a Partnership Firm, Constituted under the Indian Partnership Act, 1932 and registered with the Registrar of Firms Bicholim, under No. BCH-F9-2019, on 26/08/2019, with registered address at House No. 80/1, "Shivshakti", Desaiwada, Mavlangtad, Sankhali, Taluka Bicholim, North Goa, holding PAN - [REDACTED] through its partners:-

i. Shri ANAND VENKATRAO DESAI alias, ANANDRAO VENKATRAO DESAI, son of late Venkatrao Desai, aged about 72 years, married, businessman, Indian National, resident of House No. 80/1, "Shivshakti", Desaiwada, Mavlangtad, Sankhali, Taluka Bicholim, Goa-403505, holder of AADHAR Card No. [REDACTED] and holder of PAN [REDACTED] and Contact No. [REDACTED];

ii. Smt. SULABHA alias, SULBHA ANAND DESSAI, wife of Shri Anand alias, Anandrao Venkatrao Desai and daughter of Shri Vamanrao Bhikaji Dessai, aged about 70 years, married, businesswoman, Indian National, resident of House No. 80/1, "Shivshakti", Desaiwada, Mavlangtad, Sankhali, Taluka Bicholim, Goa-403505, holder of AADHAR Card No. [REDACTED] and holder of PAN - [REDACTED] and Contact No [REDACTED]



For M/s SHIV SHAKTI ENTERPRISES


Anand Venkatrao Desai
Partner


Sulabha Anand Dessai
Partner


Anand Venkatrao Desai
Partner


Sulabha Anand Dessai
Partner





iii. Shri SUDHIR ANAND DESSAI, son of Shri Anand alias, Anandrao Venkatrao Dessai, aged about 40 years, married, businessman, Indian National, resident of House No. 80/1, "Shivshakti", Desaiwada, Mavlangtad, Sankhali, Taluka Bicholim, Goa-403505, holder of AADHAR Card No. [REDACTED] and holder of PAN [REDACTED] and Contact No. [REDACTED];

iv. Shri SARVESH ANANDRAO DESSAI alias, Sarvesh A. Dessai, son of Shri Anand alias, Anandrao Venkatrao Dessai, aged about 37 years, married, businessman, Indian National, resident of House No. 80/1, "Shivshakti", Desaiwada, Mavlangtad, Sankhali, Taluka Bicholim, Goa-403505, holder of AADHAR Card No. [REDACTED] and holder of PAN - [REDACTED] and Contact No. [REDACTED];

v. Smt. SUSHMA SUDHIR DESSAI, wife of Shri Sudhir Anand Dessai and daughter of Shri Ulhas Narayan Gauns Dessai, aged about 38 years, married, businesswoman, Indian National, resident of House No. 80/1, "Shivshakti", Desaiwada, Mavlangtad, Sankhali, Taluka Bicholim, Goa-403505, holder of AADHAR Card No. [REDACTED] and holder of PAN [REDACTED] and Contact No. [REDACTED];

vi. Smt. PRIYANKA SARVESH DESSAI, wife of Shri Sarvesh Anandrao Dessai and daughter of Shri Raosaheb Jayaram Patil, aged about 32 years, married, businesswoman, Indian National, resident of House No. 80/1, "Shivshakti", Desaiwada,

For M/s SHIV SHAKTI ENTERPRISES

Partner

Partner

Partner



Mavlangtad, Sankhali, Taluka Bicholim, Goa-403505, holder of AADHAR Card No. [REDACTED] and holder of PAN - [REDACTED] and Contact No. [REDACTED]

hereinafter for brevity's sake, being referred to as "THE PURCHASER FIRM " (which expression shall be deemed to mean and include its partners, administrators, executors, legal representatives, successors and assigns, wherever the context or meaning shall so require or permit), OF THE OTHER PART:

WHEREAS there exists a piece or parcel of property admeasuring 583.00 sq. mts., or thereabouts, bearing New Survey No. 40 sub-division No. 1-Q of Village Maulinguem-South (earlier known as Plot No. A-90) together with an old residential house bearing Municipal House Registration No. 4/2539, admeasuring 126.00 sq. mts., (in built-up area) standing thereon, forming part of the larger property known as "CHIREKHANIKADIL BHARAD" also known as " CONVONCHO GALLICHEM MOL", situated at Village Maulinguem-South, within the municipal limits of the Sankhali Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being described as a whole, in the Land Registration Office of Bicholim, under Description No. 4495, at page 121 of Book No. B-12 (New), not enrolled in the Taluka Revenue of Bicholim for the purpose of Matriz and surveyed as a whole, under New Survey Nos. 38/10, 39/3, 40/0 and 41/0 and the said






For M/s SHIV BHAKTI ENTERPRISES


Partner


Partner


Partner



property admeasuring 583.00 sq. mts., being surveyed as a separate and distinct holding, under New Survey No. 40 sub-division No. 1-Q of Village Maulinguem-South, Taluka Bicholim and being more particularly described in SCHEDULE hereunder written and shall hereinafter, for brevity's sake being referred to as " the said Property");

AND WHEREAS the said entire property " CHIREKHANIKADIL BHARAD" also known as " CONVONCHO GALLICHEM MOL", described in the Land Registration Office of Bicholim, under Description No. 4495, originally stands inscribed in the name of one Shri Sakharam Shaba Dessai;

AND WHEREAS during the recent land survey conducted for the purposes of Records of Rights for the Revenue Village of Maulinguem-South, the said entire property has been surveyed under New Survey Nos. 38/10, 39/3, 40/0 and 41/0 of said Village Maulinguem-South;

AND WHEREAS the Dy. Collector & S.D.O. Mapusa, has granted its Conversion Sanad for the said entire property, vide its Order No. CNV/BICH/37/93/4803, dated 24/09/1996 & Order No. CNV/BICH/37/93/3411, dated 25/08/1997;

AND WHEREAS in terms of a Deed of Sale dated 19/01/2001, registered before the Sub-Registrar's Office of Bicholim, under Registration No. 463 of Book No. 1, Volume No. 245 on 18/05/2001, one Shri Rajendra Shivajirao Prabhu Desai and his wife, Smt. Renuka



For M/s SHIV SHANTI ENTERPRISES

Partner

Partner

Partner



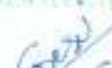





Rajendra Prabhu Desai, Dr. Prakash Shivajirao Prabhu Desai and his wife, Dr. Saroj Prakash Prabhu Desai, Mr. Chandrashekhhar Shivajirao Prabhu Desai and his wife, Mrs. Chetana Chandrashekhhar Prabhu Desai, Shri Tushar Shivajirao Prabhu Desai, Shri Ganpatrao Govindrao Prabhu Desai and his wife, Smt. Geetabai Ganpatrao Prabhu Desai, Smt. Parvatibai Appasaheb Prabhu Desai, Shri Shankarrao Appasaheb Prabhu Desai, Smt. Sundarabai Narayanrao Prabhu Desai, Shri Bhimrao Dajisaheb Prabhu Desai and his wife, Smt. Wasundhara Bhimrao Prabhu Desai, Mr. Pandurang Dajisaheb Prabhu Desai and his wife, Smt. Anuradha Pandurang Prabhudesai, Smt. Durgabai Dattaram Prabhudesai, Shri Laxmanrao Dattaram Prabhudesai and his wife, Smita Prabhudesai, Smt. Hirabai Vishwasrao Prabhudesai, Shri Anandrao Venkatrao Prabhudesai and his wife, Smt. Sulabha Anandrao Prabhudesai, Shri Bhausahab Shamrao Prabhudesai and his wife, Smt. Ujwala Bhausahab Prabhudesai, Shri Bhalchnaddra Shamrao Prabhudesai, and his wife, Smt. Bindiya Bhalchandra Prabhudesai, Shri Jaiwantrao Balwantrao Prabhudesai and his wife, Smt. Pramila Jaiwantrao Prabhudesai, Smt. Haunsabai Balwantrao Prabhudesai (widow of Balwantrao Prabhudesai), Shri Shantaram Balwantrao Parbhudesai and his wife, Smt. Sheetal Shantaram Prabhudesai, Shri Tanaji Balwantrao Prabhudesai and his wife, Smt. Tanuja Tanaji Prabhudesai, as the absolute and exclusive owners inter alia of the said Plot, sold and transferred the said property earlier known as Plot No. A-90 admeasuring 583.00 sq. mts., forming part of the New Survey No. 40/0 of Village Maulinguem South, Taluka Bicholim in favour of




For M/s SHIV SHANTI ENTERPRISES


Partner


Partner




the Vendor No. 1 above named - Shri Dinkar Gangaram Naik;

AND WHEREAS after the purchase of the said plot of land, the Vendor No. 1 above named, carried out necessary mutation proceedings and his name stood duly recorded in Occupant's Column of the Records of Right Certificate in Form No. I and XIV in respect of said New Survey No. 40/0 of Village Maulinguem South, Taluka Bicholim, against mutation No. 473, as one of the occupants' thereof;

AND WHEREAS thereafter, the said Shri Dinkar Gangaram Naik carried out necessary partition proceedings and got the said plot partitioned as a separate holding, under New Survey No. 40/1-Q and accordingly, his name stands duly recorded in Occupant's Column of the Records of Right Certificate in Form No. I and XIV in respect of said New Survey No. 40/1-Q of Village Maulinguem-South, Taluka Bicholim, against Mutation Entry No. 35496, as the sole occupant thereof;

AND WHEREAS after the purchase of the said plot, the Vendor No. 1 above named, constructed a residential house thereon, as per Construction License No. 54/VPSHV/2002-2003/1572, dated 02/01/2003, issued by the then Village Panchayat of Sankhali-Harvalem-Virdi;

AND WHEREAS the then Village Panchayat of Sankhali-Harvalem-Virdi, thereafter issued Occupancy Certificate for the same, vide its Certificate bearing Ref.



For M/s SHIV SHAKTI ENTERPRISES
 Partner
 Partner
 Partner



No. SMC/Tech/Occ-Cert-15/2009-10/410 dated
10/06/2002;

AND WHEREAS the said Residential House is duly recorded in the records of the Sankhali Municipal Council, under Municipal House Registration No. 4/2539, in the name of Vendor No.1 above named;

AND WHEREAS by virtue of above, the Vendors above named - Shri Dinkar Gangaram Naik and his wife, Smt. Vandana Dinkar Naik, have become the absolute and exclusive owners of the property (earlier known as Plot No. A-90) admeasuring 583.00 sq. mts., now bearing New Survey No. 40/1-Q of Village Maulinguem-South, Taluka Bicholim, together with an old residential house, admeasuring 126.00 sq. mts. in built-up area and bearing Municipal House Registration No. 4/2539, standing thereon;

AND WHEREAS the Purchaser Firm has approached the Vendors to sell to them the said property bearing New Survey No. 40/1-Q of Village Maulinguem South, Taluka Bicholim, together with the said old house standing thereon;

AND WHEREAS it has been agreed between the parties hereto that the Vendors shall sell in favour of the Purchaser Firm and the Purchaser Firm shall purchase from the Vendors, the said Property (earlier known as Plot No. A-90) admeasuring 583.00 sq. mts., bearing New Survey No. 40/1-Q of Village Maulinguem-South, Taluka



For M/s SHIV SHAKTI ENTERPRISES


Partner


Partner


Partner





Bicholim, together with the old residential house bearing Municipal House Registration No. 4/2539, standing thereon, forming part of the larger property known as "CHIREKHANIKADIL BHARAD" also known as "CONVONCHO GALLICHEM MOL", situated at Village Maulinguem-South, within the municipal limits of the Sankhali Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, more particularly described in SCHEDULE hereunder written and, for better clearness, being delineated on the plan (ANNEXURE-I) annexed hereto and thereon shown surrounded by red coloured boundary lines and hereinafter for brevity's sake, for brevity sake, being referred to as " the said Property ", for a total consideration of Rs. 60,00,000.00 (Rupees Sixty Lakh only), which represents the market value of the said Property and the old dilapidated house standing thereon;

NOW THEREFORE, THIS DEED OF SALE

WITNESSESS AS UNDER:-

1. In pursuance of the said Agreement and in consideration of the said sum of Rs. 60,00,000.00 (Rupees Sixty Lakhs only), paid after deducting 1% TDS in the amount of Rs. 60,000.00 (Rupees Sixty Thousand only), thus a sum of Rs. 59,40,000.00 (Rupees Fifty Nine Lakhs Forty Thousand only), has been paid by the Purchaser Firm, in favour of the Vendors above named in the following manner :-




For M/s SHIV SHAKTI ENTERPRISES

 Partner

 Partner

 Partner

THE
SCHOOL OF THE
MUSEUM OF
NATURAL HISTORY
NEW YORK

- 
- i. A sum of Rs. 22,00,000.00 (Rupees Twenty Two Lakhs only), paid vide Cheque bearing No. 000048, dated 05/03/2022, drawn on HDFC Bank, Sanquelim Branch,
 - ii. A sum of Rs. 20,00,000.00 (Rupees Twenty Lakhs only), paid vide Cheque bearing No. 000050, dated 14/11/2022, drawn on HDFC Bank, Sanquelim Branch,
 - iii. A sum of Rs. 100.00 (Rupees One Hundred only), transferred vide NEFT bearing No. N042232328706699, on 11/02/2023, in favour of Vendor No. 1 abovenamed - Shri Dinkar Gangaram Naik,
 - iv. A sum of Rs. 4,99,900.00 (Rupees Four Lakhs Ninety Nine Thousand Nine Hundred only), transferred vide NEFT on 11/02/2023, in favour of Vendor No. 1 above named - Shri Dinkar Gangaram Naik and,
 - v. A sum of Rs. 10,40,000.00 (Rupees Ten Lakhs Forty Thousand only), paid vide Cheque bearing 000049, dated 20/01/2024, drawn on HDFC Bank, Sanquelim Branch; and,
 - vi. The balance sum of Rs. 2,00,000.00 (Rupees Two Lakhs only) has been paid prior to execution of present indenture;

For M/s SHIV SHAKTI ENTERPRISES


Partner


Partner


Partner


Partner


Partner





(the payment and receipt whereof both the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser Firm), THE Vendors, as the absolute and exclusive owners of the said Property admeasuring 583.00 sq. mts., do hereby grant, sell, assign, release, transfer, convey and assure unto the Purchaser Firm FOR EVER ALL THAT piece or parcel of landed property admeasuring 583.00 sq. mts., (earlier known as Plot No. A-90) together with an old house bearing Municipal House Registration No. 4/2539, standing thereon, bearing New Survey No. 40/1-Q of Village Maulinguem-South, Taluka Bicholim, forming part of the larger property known as "CHIREKHANIKADIL BHARAD" also known as " CONVONCHO GALLICHEM MOL", situated at Village Maulinguem-South, within the local limits of the Sankhali Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, more particularly described hereinabove, and the said Plot being more particularly described in SCHEDULE hereunder written and, for better clearness, being delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Plot or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and

 For M/s SHIV SHAKTI ENTERPRISES
 Partner
 Partner
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 Partner





other evidence of title relating to the said Plot or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in, to, out of or upon the said plot or any part thereof TO HAVE AND TO HOLD all and singular the said plot hereby granted, conveyed and assured or expressed so to be his rights, members and appurtenances UNTO and TO the use and benefit of the Purchaser Firm FOR EVER, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Municipal or any other public body in respect thereof.

2. A N D the Vendors do hereby for themselves their, heirs, executors and administrators covenant with the purchasers that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by, from through, under or in trust for them hath done, committed, omitted or knowingly or willingly suffered to the contrary the Vendors now have in themselves good right, full power and absolute authority to grant, convey and assure the said plot hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchaser Firm in the manner aforesaid AND that it shall be lawful for the purchaser Firm from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said property hereby granted with all and every of their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for ITS own use and benefit, without

For M/s SHIV SHAKTI ENTERPRISES

Partner

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any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their survivors or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for their or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendor, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the vendor or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for their or any of them.

3. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said property hereby granted or any part thereof by from, under or in trust for them the Vendors or their survivors or any of them shall and will from time to time and at all times hereafter at the request and cost of the purchaser firm do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said plot and every part thereof hereby granted unto and to the use of the purchaser firm in the manner aforesaid or as shall or may be reasonably required by the





For M/s SHIV BHAKTI ENTERPRISES


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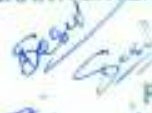
purchaser firm, its successors or assigns or its counsels - in- law.

4. AND the Vendors do hereby covenant with the purchaser firm that the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the said plot in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchaser Firm that the said property hereby sold, is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever nor there are any rights of tenancy in favour of any person whomsoever in respect of the said plot and, that if for any defect in the title of Vendors the Purchaser Firm is deprived of the whole or any part of the said property, the respective Vendors shall compensate the Purchaser Firm and/or its successors-in-interest.

6. In case any discrepancies errors and/or omissions or claim of any person or persons is found any time hereafter, the Vendors shall come forward to rectify/correct/settle the same immediately upon intimation from the Purchaser Firm and its cost and consequences thereof.




For M/s SHIV SHAKTI ENTERPRISES
 Partner
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 Partner







7. AND the Vendors do hereby give their No Objection and agree to fully co-operate with the Purchaser Firm to carry on necessary mutations in the Records of Rights, to get its name recorded in the Occupants' Column of Form No. 1 and XIV of said New Survey No. 40/1-Q of Village Maulinguem-South, Taluka Bicholim.

8. The Vendors hereby declare that they are aware of the Notification bearing No. RD/LND/LRC/318/77 dated 21 August 1978 and Circular No. 16/04/2011-RD dated 06/06/2011, issued by the Government of Goa and further declare that the said plot hereby sold does not belong to person of scheduled caste or scheduled tribe.

9. The Purchaser/Transferee hereby declares that in pursuance of Section 194-IA of Income Tax effective from 01/06/2013, 1% TDS has been deducted and requisite acknowledgment is presented along with this Deed.

10. The Deputy Town Planner, Town & Country Planning Dept., Bicholim, vide Zoning Information issued vide its letter bearing Ref. No. TCP/ZON-1106/Maulinguem(S)/Bich/23/2878 dated 06/12/2023 has certified that the said Plot bearing Survey No. 40/1-Q of village Maulinguem-South, Taluka Bicholim, hereby sold falls in Settlement Zone as per Regional Plan for Goa 2021 and the same is presented with this deed.


For M/s SHIV SHAKTI ENTERPRISES
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11. The total market value of the said Property admeasuring 583.00 sq. mts., together with house standing thereon is Rs. 60,00,000.00 (Rupees Sixty Lakh only) out of which, the value of landed property being Rs. 41,00,000.00 (Rupees Forty One Lakhs only) and that of the old house standing thereon is Rs. 19,00,000.00 (Rupees Nineteen Lakh only) and a stamp duty @ 4 % i.e., Rs. 2,40,000.00 (Rupees Two Lakh Forty Thousand only) is paid herein, on the total market value.

SCHEDULE

(Description of PROPERTY hereby sold)

ALL THAT piece or parcel of landed property admeasuring 583.00 sq. mts., or thereabouts bearing New Survey No. 40 sub-division No. 1-Q of Village Maulinguem-South, (earlier known as Plot No. A-90) together with an old residential house, admeasuring 126.00 sq. mts., in built-up area and bearing Municipal House Registration No. 4/2539, standing thereon, forming part of the larger property known as "CHIREKHANIKADIL BHARAD" also known as " CONVONCHO GALLICHEM MOL", situated at Village Maulinguem-South, within the local limits of the Sankhali Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being described as a whole, in the Land Registration Office of Bicholim, under Description No. 4495, at page 121 of Book No. B-12, not enrolled in the Taluka Revenue of Bicholim for the purpose of Matriz and surveyed as a whole, under New Survey Nos. 38/10, 39/3, 40/0 and 41/0 and the said property admeasuring 583.00 sq. mts.,

For M/s SHIV SHAKTI ENTERPRISES

Partner

Partner



surveyed as a separate and distinct holding under New Survey No. 40 sub-division No. 1-Q of Village Maulinguem-South, Taluka Bicholim, hereby sold, being bounded as an independent and distinct entity as follows:-

On or towards the East: by open space and 8.00 mts.
Service road,

On or towards the West: by open space,

On or towards the North: by Plot No. 89 now surveyed
under Survey No. 40/1-S,

On or towards the South: by open space.

The said property admeasuring 583.00 sq. mts., or thereabouts, bearing New Survey No. 40/1-Q of Village Maulinguem-South, Taluka Bicholim, hereby sold, is delineated on the plan annexed hereto and thereon is shown surrounded by red coloured boundary lines.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, year and place first above written, after having read and understood the contents hereof, in the presence of the witnesses, who have signed herein below.



For M/s SHIV SHAKTI ENTERPRISES




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SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR No. 1, Smt.
DINKAR GANGARAM NAIK.



Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.

For M/s SHIV SHAKTI ENTERPRISES

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SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR No. 2, SMT.)
VANDANA DINKAR NAIK.



Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.

For M/s SHIV SHAKTI ENTERPRISES

Partner

Partner



SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED PURCHASER FIRM -}
M/s. SHIVSHAKTI ENTERPRISES,
THROUGH ITS PARTNER - Shri ANAND
VENKATRAO DESAI alias, ANANDRAO
VENKATRAO DESAI. }



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For M/s SHIV SHAKTI ENTERPRISES

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SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED PURCHASER FIRM -
M/s. SHIVSHAKTI ENTERPRISES,
THROUGH ITS PARTNER - Smt.
SULABHA alias, SULBHA ANAND
DESSAI.



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Sesul

For M/s SHIV SHAKTI ENTERPRISES

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SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED PURCHASER FIRM -
M/s. SHIVSHAKTI ENTERPRISES,
THROUGH ITS PARTNER - Shri SUDHIR
ANAND DESSAI.



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For M/s SHIV SHAKTI ENTERPRISES

Partner



SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED PURCHASER FIRM - }
M/s. SHIVSHAKTI ENTERPRISES, }
THROUGH ITS PARTNER - Shri SARVESH }
ANANDRAO DESSAL. }



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For M/s SHIV SHAKTI ENTERPRISES

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Partner

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Partner

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Partner



SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED PURCHASER FIRM ->
M/s. SHIVSHAKTI ENTERPRISES,
THROUGH ITS PARTNER - Smt. SUSHMA
SUDHIR DESSAI.



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For M/s SHIV SHAKTI ENTERPRISES

Partner

Partner



SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED PURCHASER FIRM -
M/s. SHIVSHAKTI ENTERPRISES,
THROUGH ITS PARTNER - Smt.)
PRIYANKA SARVESH DESSAI.



[Signature]
Desai

[Signature]
Desai



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In the Presence of:-

1. *[Signature]* (R.S. Malhe)
2. *[Signature]* (C.P. Bhambhani)

[Signature]
[Signature]

For M/s SHIV SHAKTI ENTERPRISES

[Signature] Partner
[Signature] Partner
[Signature]
[Signature]







FORM I & XIV

100015576749

Date: 13/09/2022

नमूना नं १ व १४

Page 1 of 2

Taluka BICHOLIM
 तालुका
 Village Maulinguem-South
 गांव
 Name of the Field Ghonge Vhal
 शेताचे नांव

Survey No. 40
 सर्वे नंबर
 Sub Div. No. 1-Q
 हिस्या नंबर
 Tenure
 माला प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागवण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरावत	Garden बागावत	Rice हरी	Khajan खाजत	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागवण क्षेत्र
0000.05.83	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.05.83

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जागीस
0000.00.00	0000.00.00	0000.00.00

Grand Total एकूण
0000.05.83

Remarks शेर

As per the order in case

No.51SLR/BICHIM B-213/22/734 dated
17/08/2022

Assessment आयकर	Rs. 0.00	Foro फोर	Rs. 0.00	Predial पेरिआल	Rs. 0.00	Rent रेट	Rs. 0.00
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S.No.	Name of the Occupant कळंडेदाराने नांव	Khata No. खात नंबर	Mutation No. वेतफार नं.	Remarks शेर
1	Dinkar Gangaram Nalk		35496	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. वेतफार नं.	Remarks शेर
1	Nil			

Other Rights इतर हक्क	Mutation No. वेतफार नं.	Remarks शेर
Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार		
Nil		

Details of Cropped Area पिकाव्हालील क्षेत्राचा तपशील

Year वर्ष	Name of the Cultivator लागवण करणाऱ्याचे नांव	Mode रीज	Season ऋतू	Name of Crop पिकाचे नांव	Irrigated बागावत Ha.Ars.Sq.Mts हे.आर.चौ.मी.	Unirrigated जिरावत Ha.Ars.Sq.Mts हे.आर.चौ.मी.	Land not Available for Cultivation लागवण करील नसलेला	Source of irrigation सिंचनाचा स्रोत	Remarks शेर
	Nil								

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.



**FORM I & XIV**

100015576749

Date 13/09/2022

समुदाय १ व १४

Page 2 of 2

Taluka BICHOLIM
तालुका
Village Maulinguem-South
गाव
Name of the Field Ghonge Vhal
शेताचे नाव

Survey No. 40
सर्वे नंबर
Sub Div. No. 1-Q
डिविझन नंबर
Tenure
मालका प्रकार



The record is computer generated on 13/09/2022 at 16:24:08 as per Online Reference Number - 100015576749. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>

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Tsunan
Ardesai

Sesai





Office of the Dy. Town Planner
Town & Country Planning Department
Bicholim/Sattari Taluka, Bicholim - Goa

Ref No.: TCP/2023-1106/Maulinguem (S)/R/CU/23/2879 Dated: 06/12/2023

ZONING INFORMATION

Ref. Inward no. 3113

Dated: 01/12/2023

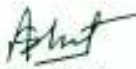
The land use/Zoning of the property bearing Survey No. 40/1-Q of Maulinguem (South) Village Bicholim Taluka admeasuring total 583.00m² as follows.

As per the Regional Plan for Goa 2021 the plot under reference falls in "Settlement Zone."

This information is issued based on the application received from Dinkar Gangaram Naik.

This information is valid only for three years from the date of issue of this letter or revision of the respective plan, whichever is earlier.

Processing fees of Rs.1000/- paid vide Challan No.874 dtd. 30/11/2023.


(Arun Shet)
D'man, Gr. II




(Sanjay A. Halornekar)
Dy. Town Planner

To,
Dinkar Gangaram Naik
S/o Gangaram Naik
R/o Surre Chawl, Shivaji Nagar,
Near Akruti Bldg., Jogeshwari (East) Mumbai.

Note:- The land use /zone information provided is as per Regional Plan 2021 in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction, Sub-Division, etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archaeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17- A of the TCP Act.

This zoning information is issued in compliance to the order issued by Secretary (TCP)/ HOD, vide no. 29/8/TCP/2018(pt.file)/1672 dated 13/8/2018 pertaining to guideline for processing various application and Circular issued vide no. 29/8/TCP/Pt. File/2020/1284 dtd. 11/8/2020.

P.T.O.





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 25-Jan-2024 12:48:39 pm

Document Serial Number :- 2024-BCH-111

Presented at 12:41:50 pm on 25-Jan-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	240000
2	Registration Fee	180000
3	Mutation Fees	1500
4	Processing Fee	1480
Total		422980

Stamp Duty Required : 240000/-

Stamp Duty Paid : 240000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUDHIR ANAND DESSAI AS APARTNER OF M/s SHIVSHAKTI ENTERPRISES , Age: 40, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No. 80/1, "Shivshakti", Desaiwada, Mavlangtad, Sankhali, Taluka Bicholim, North Goa, Address2 - Bicholim, PAN No. [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DINKAR GANGARAM NAIK , Father Name:Late Gangaram Subana Naik, Age: 70, Marital Status: Married ,Gender:Male,Occupation: Business, Surve Chawl, Shivaji Nagar, Near Akruti Bldg. Jogeshwari (East), Mumbai, State of Maharashtra-400060, PAN No. [REDACTED]			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	VANDANA DINKAR NAIK , Father Name:Late Domodar Parshuram Sarnaik, Age: 63, Marital Status: Married , Gender: Female, Occupation: Housewife, Surve Chawl, Shivaji Nagar, Near Akruti Bldg. Jogeshwari (East), Mumbai, State of Maharashtra-400060,, PAN No. [REDACTED]			
3	ANAND VENKATRAO DESAI Alias, ANANDRAO VENKATRAO DESAI AS A PARTNER OF M/s SHIVSHAKTI ENTERPRISES , , Age: 72, Marital Status: Married , Gender: Male, Occupation: Business, House No. 80/1, "Shivshakti", Desaiwada, Mavlangtad, Sankhali, Taluka Bicholim, North GoaBicholim, PAN No. [REDACTED]			
4	SULABHA Alias, SULBHA ANAND DESSAI AS A PARTNER OF M/S SHIVSHAKTI ENTERPRISES , , Age: 70, Marital Status: Married , Gender: Female, Occupation: Business, House No. 80/1, "Shivshakti", Desaiwada, Mavlangtad, Sankhali, Taluka Bicholim, North GoaBicholim, PAN No. [REDACTED]			
5	SUDHIR ANAND DESSAI AS A PARTNER OF M/s SHIVSHAKTI ENTERPRISES , , Age: 40, Marital Status: Married , Gender: Male, Occupation: Business, House No. 80/1, "Shivshakti", Desaiwada, Mavlangtad, Sankhali, Taluka Bicholim, North GoaBicholim, PAN No. [REDACTED]			
6	SARVESH ANANDRAO DESSAI Alias, Sarvesh A. Dessai AS A PARTNER OF M/s SHIVSHAKTI ENTERPRISES , , Age: 37, Marital Status: Married , Gender: Male, Occupation: Business, House No. 80/1, "Shivshakti", Desaiwada, Mavlangtad, Sankhali, Taluka Bicholim, Goa-403505Bicholim, PAN No. [REDACTED]			
7	SUSHMA SUDHIR DESSAI AS A PARTNER OF M/s SHIVSHAKTI ENTERPRISES , , Age: 38, Marital Status: Married , Gender: Female, Occupation: Business, House No. 80/1, "Shivshakti", Desaiwada, Mavlangtad, Sankhali, Taluka Bicholim, North GoaHouse No. 80/1, "Shivshakti", Desaiwada, Mavlangtad, Sankhali, Taluka Bicholim, North Goa, PAN No. [REDACTED]			
8	PRIYANKA SARVESH DESSAI AS A PARTNER OF M/s SHIVSHAKTI ENTERPRISES , , Age: 32, Marital Status: Married , Gender: Female, Occupation: Business, House No. 80/1, "Shivshakti", Desaiwada, Mavlangtad, Sankhali, Taluka Bicholim, Goa-403505Bicholim, PAN No. [REDACTED]			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: ROOPA SOMNATH MALIK ,Age: 33,DOB: ,Mobile: ,Email: ,Occupation:Advocate , Marital status : Married , Address:403505, House No 654 Gaonkarwada Kudne Taluka Bicholim North Goa, House No 654 Gaonkarwada Kudne Taluka Bicholim North Goa, Cudnem, Bicholim, NorthGoa, Goa			
2	Name: PRATIKSHA PANDHARINATH BHAMAIKAR ,Age: 23,DOB: 2000-10-31 ,Mobile: ,Email: ,Occupation:Service , Marital status : Unmarried , Address:403505, Surla Taluka Bicholim North Goa-403505, Surla Taluka Bicholim North Goa-403505, Surla, Bicholim, NorthGoa, Goa			




Sub Registrar

Document Serial Number :- 2024-BCH-111



Document Serial No:-2024-BCH-111

Book :- 1 Document

Registration Number :- **BCH-1-111-2024**

Date : 25-Jan-2024

Palancharu
25/01/2024
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bicholim)



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