

NKGSB CO-OP. BANK LTD.
Ponda, Goa Branch
K. G. Naik
Officer / Manager

Phone No: _____
Sold To/Issued To:
SASI PACHAN
For Whom/ID Proof:
PAN CARD



DEC-22-2023 12:38:54

₹ /-
ZERO ZERO

Other
38152281703248734949-00001639
3815228 35/02/07/2021-RD11

3/2024



Sasi Pachan

PON-1-3-2024

DEED OF SALE

THIS DEED OF SALE is entered into at Ponda Goa within the Registration, Sub-District and Taluka Ponda, District of South Goa, State of Goa on this 22nd day of the month of December in the year two thousand and twenty three (22-12-2023).

BETWEEN

1. MR. ANDREW PEREIRA, son of late Mr. Joaquim Cyril Pereira, aged about 63 years, married, business, having Aadhaar No. and PAN No. and his wife (2) MRS. CRISTALINA REMEDIOS @ CHRISTINE PEREIRA, aged about 63 years, married, housewife, having Aadhaar No. and PAN No., both Indian National and presently residing at H. No. 178/42, Villa Monica, St Cruz, Near Zonal Agricultural office Ponda Goa, and hereinafter jointly referred to as 'THE VENDORS' (which expression shall, unless repugnant to the context or meaning thereof include their heirs, legal representatives, executors, administrators and assigns) of the ONE PART.



AND

3. MR. SASI PACHAN, son of Mr. Sheker Pachan, aged about 59 years, married, businessman, having Aadhaar no. and PAN no., Indian National, residing at H. No. 21, Sri Laxmi Niwas, Shantadurga Hsg. Sty., Govt. Hsg. Board Colony, Shapur, Bandora, Ponda Goa, and hereinafter referred to as 'THE PURCHASER' (which expression shall, unless repugnant to the context or meaning thereof include his heirs, legal representatives, executors, administrators, and assigns) of the OTHER PART.

All parties intervening in this Deed are Indian Nationals.

WHEREAS there exist a property known as XIRCONDE or CHIREKHAN also known as TALSAI situated at Borim, within the limits of Village Panchayat of Borim, Taluka, Sub District of Ponda, District of South Goa, State of Goa, having Matriz no. 690 and Surveyed under survey no. 24/7 of Borim village which property was devolved upon the Shri. Xantilal Ramchondra Porobo Dessai and others through their ancestors Shri. Ramchondra Vishwambor Prabhu Dessai and his wife Smt. Sitabai Ramchondra Prabhu Dessai residents of Talsi, Borim, Ponda Goa.



AND WHEREAS interms of Deed of Sale dated 6-09-1999 duly registered in the office of Sub Registrar of Ponda under Registered no. 847 at pages 234 to 244 Book No. I volume no. 444 dated 17-09-1999 said Shri. Xantilal Ramchondra Porobo Dessai and his wife Smt. Shubha Xantilal Porobo Dessai, Shri. Rushikesh Kamat and his wife. Smt. Pushpa Rushikesh Kamat and their son Sidharth Rushikesh Kamat, Shri. Esvonta Vamona Boto Mahazone and his wife Smt. Nilima Esvonta Boto Mahazone, sold to Shri. Arjun Shivram Sawant a plot of land being plot A having an area 2375.00 sq, mtrs of the property known as XIRCONDE or CHIREKHAN also known as TALSAI situated at Borim, within the limits of Village Panchayat of Borim, Taluka, Sub

District of Ponda, District of South Goa, State of Goa, which property is surveyed under survey no. 24/7 of Borim village.

AND WHEREAS after the purchase of said plot "A" Mutation has been carried out and the name of said Shri. Arjun Shivram Sawant is recorded in Occupants column of the property Surveyed under survey no. 24/7 of Borim village.

AND WHEREAS thereafter partition has been carried out and separate and independent survey no. 24/7-A of Borim village is obtained and the name of Shri. Arjun Shivram Sawant is recorded in occupants column.



AND WHEREAS said Shri. Arjun Shivram Sawant has obtained Sanad from Additional Collector North Goa vide no. RB/CNV/PON/27/2005 dated 21-12-2006 thereby converted the said plot A having an area 2375.00 sq. mtrs surveyed under survey no. 24/7-A from agricultural into non agricultural for the purpose of residential.

AND WHEREAS said Shri. Arjun Shivram Sawant have sub-divided the said Plot A into various smaller plots for the purpose of sale.

AND WHEREAS intarms of Deed of Sale dated 2-03-2005 duly registered in the office of Sub Registrar of Ponda under registered no. 1557 at pages 50 to 62 Book No. I Volume no.

A handwritten signature in black ink, appearing to read "Arjun Sawant".

Two handwritten signatures in black ink. The first signature is more stylized and appears to read "Arjun Sawant". The second signature is simpler and appears to read "Sawant".

869 dated 24-08-2005 said Shri. Arjun Shivram Sawant and his wife Smt. Anjani Arjun Sawant sold to Vendor no. 1 Mr. Andrew Pereira two plots being Plot no. 6 having an area 337.5 sq. mtrs and Plot no. 7 having an area 350 sq. mtrs which plots are forming part of the said plot "A" having an area 2375.00 sq. mtrs Surveyed under survey no. 24/7-A of Borim village of the property known as TALSAI registered in the Land registration office under no. 4583 of Book B-12 New and registered in the Ponda Taluka Revenue office under Matriz nos. 663, 664, 665, 670, 671, 689 and 690.



The said plot no. 6 is forming a separate and independent plot surveyed under survey no. 24/7-A (part) of Borim village and is bounded as under;

East : By Plot no. 5.
West : By plot no. 7.
North : By the property belongs to Mr. Andrew Pereira and family.
South : By existing road.

The said plot no. 7 is forming a separate and independent plot surveyed under survey no. 24/7-A (part) of Borim village and is bounded as under;

East : By Plot no. 6.
West : By rain water/rivulet.

A handwritten signature in black ink, appearing to be "Arjun Sawant".

A handwritten signature in black ink, appearing to be "Andrew Pereira".

A handwritten signature in black ink, appearing to be "Anjani Arjun Sawant".

North : By the property belongs to Mr. Andrew Pereira
and family.
South : By existing road.

And since then the vendors are owner in possession and
enjoyment of the said plots.



AND WHEREAS after the purchase of said plot nos. 6
and 7 Mutation has been carried out and the name of said Mr.
Andrew Pereira is recorded in Occupants column of the
property Surveyed under survey no. 24/7-A of Borim village.

AND WHEREAS thereafter partition has been carried
out in respect of said plot nos. 6 and 7 separate and independent
survey nos. 24/7-A-3 and 24/7-A-2 of Borim village is obtained
and the name of Mr. Andrew Pereira is recorded in occupants
column.

AND WHEREAS the said plot of land having an area
350 sq. mtrs or thereabout surveyed under survey no. 24/7-A-2
is forming a separate and independent plot/property.

AND WHEREAS the Purchaser has approached the
Vendors with a request to sell to him the said Plot having an
area of 350 Sq. mtrs or thereabout to which request the
Vendors have agreed. Which plot is more particularly described

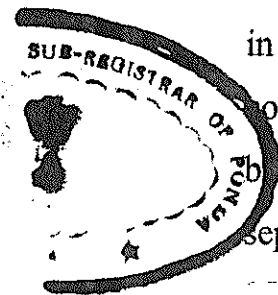
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A handwritten signature in black ink.

A handwritten signature in black ink.

in the 'SCHEDULE' written herein under and herein after referred to as the SAID PLOT.

AND WHEREAS THE Vendors have agreed to sell and the Purchaser has agreed to purchase the said plot having an area of 350 Sq. mtrs or thereabout more particularly described in the SCHEDULE hereunder written and identified in the copy of the plan hereto annexed and marked with red colour boundary lines free from any encumbrances as a distinct and separate property/plot for the total consideration of price of Rs.



...../- (rupees hundred only) which price presents its fair and actual market value.

NOW THEREFORE THIS INDENTURE WITNESSETH AS UNDER:

1. That in pursuance to the said agreement and in consideration of (rupees thousand one hundred only) is paid by the purchaser to the vendors in following manners;

(a) Vendor no. 1 Rs. - (Rupees thousand fifty only)

(b) Vendor no. 2 Rs. - (Rupees thousand fifty only)

the receipt of the said payment the Vendors do hereby jointly admit and acknowledge and acquit and discharge the Purchaser

A handwritten signature in black ink, likely belonging to Vendor 1.

A handwritten signature in black ink, likely belonging to Vendor 2.

A handwritten signature in black ink, likely belonging to the Purchaser.

from the same and every part thereof the Vendors as the absolute owners of the said Plot of land having an area 350 sq. mtrs or thereabout do hereby grant, convey, transfer, sell, relinquish and assure unto the Purchaser ALL THAT plot is more particularly described in SCHEDULE written hereunder and more clearly shown in red lines on the plan attached hereto together with all the yards, compounds, sewers, fences, trees, passages, common gullies, water courses, lights, liberties, privileges, rights, easements as also the rights to the common ways and paths whatsoever to the said plot or any part thereof belonging to or in any way appurtenant or usually held or occupied therewith or reputed to belong there of and all estates, rights, title, interest, property, claim and demand, whatsoever at law and equity of them along with all the rights to the licenses, permissions, approvals, sanads, plans etc in any in connection with the said plot and every part thereof TO HAVE AND TO HOLD all the said plot and hereditaments hereby conveyed and assured and expressed to be with its appurtenances as also rights and privileges of all permissions, licenses, approval, Sanad etc if any unto and to the use of the Purchaser, forever subject to the payment of all rents, rates, taxes, assessments, dues and duties, fines and penalties and hereafter to become due and /or payable to the Government or local authority or any other public body ins respect thereof.

2. The Vendors do hereby covenant with the Purchaser that not withstanding any act, deed, matters or things whatsoever



done by the Vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary the Vendors now have in its good right and absolute powers to grant, transfer, convey and assure the said plot unto and to the Purchaser in the manner aforesaid and it shall be lawful to the Purchaser from time to time and at all time hereinafter peacefully and quietly to hold, possess, own and enjoy the said plot and the rights to use the plans, approvals, licenses, etc hereby granted with the appurtenances and to receive the rents and profits for their own use and benefits without any lawful eviction, interruption, claim or demand whatsoever by the Vendors or from any person or persons lawfully or equitably claiming by, from, under or in trust for the Vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharge, or otherwise by the Vendors sufficiently saved, defended, kept harmless and indemnified of from and against all estate, charges and encumbrances whatsoever either already or to be hereafter hand made, executed, occasioned and suffered by the Vendors or by any other person or persons lawfully or equitably claiming by, from under or in trust for them and further that the Vendors and all person having or lawfully or equitably claiming any estate right, title, or interest at law or in equity in the said plot hereby granted or any part thereof by, from or under or in trust for him/them.



A handwritten signature in dark ink, appearing to be "D. Singh".

A handwritten signature in dark ink, appearing to be "P. Singh".

A handwritten signature in dark ink, appearing to be "A. Singh".

3. The Vendors shall and will from time to time and at all time hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, and things, matters and assurances in law whatsoever for better and more perfectly assuring the said plot along with the licenses, permissions, approvals, etc hereby granted to and unto the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.



4. AND the Vendors do hereby covenant with the Purchaser that the Vendors has not done, committed, omitted or knowingly or willingly suffered or been a party or privy to any act, deed or things whereby the Vendors are prevented from granting and conveying the said plot in the manner aforesaid and whereby the same or any part thereof are, is, can or may be charged encumbered or prejudicially effected in estate, title or otherwise.

5. The Vendors further covenant with the Purchaser that the said plot hereby sold is free from tenants, mundcars, or any other person or persons having any right or obligation thereon and if for any defect in the title of the Vendors, the Purchaser is deprived of the said plot or any part thereof them the Vendors do hereby undertake to indemnify fully the Purchaser.

A handwritten signature in dark ink, appearing to be "Ramesh" or similar, written in a cursive style.

A handwritten signature in dark ink, appearing to be "Pereira", written in a cursive style.

A handwritten signature in dark ink, appearing to be "Anand", written in a cursive style.

6. The Vendors further declare that their right to the said plot hereby sold subsist and the same is free from any encumbrances, charges and liens of any other nature and further give their no objection to transfer the said plot in the name of the Purchaser in the mutation entry of survey records of Revenue village of Borim, Ponda Goa.

7. That NOC for registration of Deed of Sale in connection with the said plot of land bearing survey no. 24/7-A-2 of village Borim in Ponda Taluka is not required as such said plot is exempted from issue of NOC for registration of deed of sale as per letter of Chief Town Planner (Planning) bearing no. 21/1/TCP/2018/605 dated 28-03-2018 being an independent partitioned plot having survey no. 24/7-A-2 of Borim Village with an area of 350 sq. mtrs.



SCHEDULE

ALL THAT plot of land having an area 350 sq. mtrs or thereabout surveyed under survey no. 24/7-A-2 Borim village, within the jurisdiction of Village Panchayat of Borim, Taluka and Sub District of Ponda, District of South Goa, State of Goa, which plot is forming part of the entire property known as TALSAI registered in the Land registration office under no. 4583 of Book B-12 New and registered in the Ponda Taluka Revenue office under Matriz nos. 663, 664, 665, 670, 671, 689 and 690.

The said Plot/Property known as Talsai is forming a separate and independent plot surveyed under no. 24/7-A-2 of Borim village is shown on the plan annexed hereto and mark with red colour boundaries lines and is bounded as under.

On or towards East : By the property surveyed under survey no. 24/7-A-3 of Borim village.

On or towards West : By Nalla.

On or towards North : By plot surveyed under survey no. 24/7-D of Borim village.

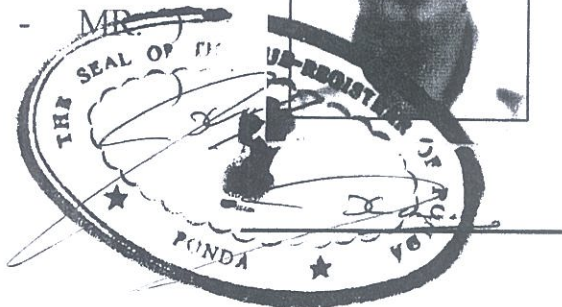
On or towards South : By existing road.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month and year and place first hereinabove mentioned.



SIGNED SEALED AND)
DELIVERED BY THE)
WITHIN NAMED - THE)
VENDOR NO. 1 - MR.
ANDREW PEREIRA.



LEFT HAND FINGER PRINTS OF THE VENDOR NO. 1.



RIGHT HAND FINGER PRINTS OF THE VENDOR NO. 1.



[Handwritten signatures]

SIGNED SEALED AND)
DELIVERED BY THE)
WITHIN NAMED - THE)
VENDOR NO. 2 - MRS.)
CRISTALINA REMEDIOS
CHRISTINE PEREIRA.



LEFT HAND FINGER PRINTS OF THE VENDOR NO. 2.



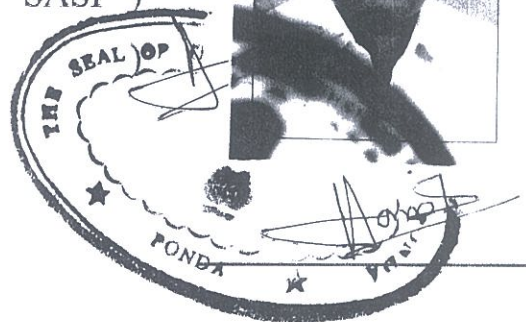
RIGHT HAND FINGER PRINTS OF THE VENDOR NO. 2.



[Handwritten signatures]

- 15 -

SIGNED SEALED AND)
DELIVERED BY THE)
WITHIN NAMED - THE)
PURCHASER - MR. SASI)
PACHAN.



LEFT HAND FINGER PRINTS OF THE PURCHASER.



RIGHT HAND FINGER PRINTS OF THE PURCHASER.



WITNESSES:

1. Name: Mr. Sudhir Rama Kandolkar.

Address: H. No. 70-B-1/15, Morod, Bardez, Mapusa Goa
403507.

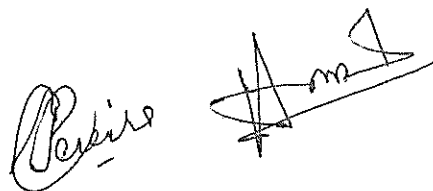
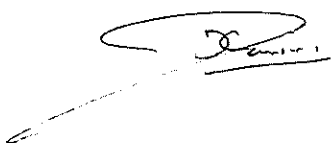
Signature:



2. Name: Mr. Mohamed Younus Shivani.

Address: Masha Allah H. No. 164/P, ward no. 2, Hill road Alto
Duler, Mapusa Goa 403507.

Signature:

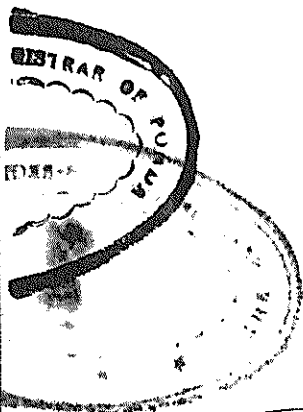




Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Ponda Taluka, Borim Village
Survey No.: 24, Subdivision No.: 7-A-2

Scale 1:1000

Reference No.: CPON223-7773-1252560



EXISTING
A PONDAS ROAD

[Handwritten signatures]

This record is computer generated on 18-10-2023 02:33:14. This record is valid without any signature as per Govt. Goa Notification No. 26/13/2016-RD/8639 dated 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 01-Jan-2024 11:13:34 am

Document Serial Number :- 2024-PON-3

Presented at 11:05:05 am on 01-Jan-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	15000
2	Registration Fee	
3	Mutation Fees	
4	Processing Fee	
Total		

Stamp Duty Required :

Stamp Duty Paid : 4

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sasi Pachan , Father Name:Sheker Pachan, Age: 59, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H. No. 21, Sri Laxmi Niwas, Shantadurga Hsg, Sty., Govt. Hsg. Board Colony, Shapur, Bandora, Ponda Goa, Address2 - PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Andrew Pereira , Father Name:Joaquim Pereira, Age: 63, Marital Status: Married ,Gender:Male,Occupation: Business, H. No. 178/42, Villa Monica, St Cruz, Near Zonal Agricultural office, Ponda Goa, PAN No.:			
2	Cristalina Remedios @ Christine Pereira , Father Name:Andrew Remedios, Age: 63, Marital Status: Married ,Gender:Female,Occupation: Housewife, H. No. 178/42, Villa Monica, St Cruz, Near Agricultural Office. Ponda Goa, PAN No.:			
3	Sasi Pachan , Father Name:Sheker Pachan, Age: 59, Marital Status: Married ,Gender:Male,Occupation: Business, H. No. 21, Sri Laxmi Niwas, Shantadurga Hsg, Sty., Govt. Hsg. Board Colony, Shapur, Bandora, Ponda Goa, PAN No.:			

Witness:

I/We individually/Collectively recognize the Vendor. Purchase.

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Mohamed Younus Shivani, Age: 55, DOB: 1968-01-10 , Mobile: 9715, Email: , Occupation: Business , Marital status : Married , Address: 403507, Masha Ailah H. No. 164/P ward no. 2 Hill road Alto Duler Mapusa Goa , Masha Ailah H. No. 164/P ward no. 2 Hill road Alto Duler Mapusa Goa , Mapusa, Bardez, North Goa, Goa			
2	Name: Sudhir Rama Kandolkar, Age: 66, DOB: 1957-09-03 , Mobile: 956, Email: , Occupation: Business , Marital status : Married , Address: 403507, H. No. 70-B-1/15 Morod Bardez Mapusa Goa, H. No. 70-B-1/15 Morod Bardez Mapusa Goa, Mapusa, Bardez, North Goa, Goa			


Sub Registrar
SUB - REGISTRAR
PONDA

Document Serial Number :- 2024-PON-3



Document Serial No:-2024-PON-3

Book :- 1 Document

Registration Number :- **PON-1-3-2024**

Date : 01-Jan-2024



Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Ponda)

**SUB - REGISTRAR
PONDA**



one v.c.c. sent
on 21/8/24
for file

LANDUSE/ZONING INFORMATION

Ref. No. TEP/zoning 87/09/372

Date 1/09/09

The land use/zoning of the property bearing Chitta No./Sy No. 24/7 Sub-Div. No. plat 6 & 7 of Borim village of Ponda Taluka admeasuring 687.50 M² is as follows

Part Settlement zone 25 per regional plan 2001 P.D.

Part _____

Part _____

This information is issued based on the application received from Perkar dated 10/9/2009.

(S.M. Byrko)

Town Planner/Town Planner
Signature with Seal

Enclosures

1. Ownership documents/Sale Deed/Form D/Form IX IV (Notarised copy)
2. Survey Plan of Property in original
3. Reference of approval of the sub-division, if any
4. Any other document for reference

Note: The land use/zoning information provided is as per provisions of the TPA Act, 1972 based on the Regional Plan/ODP/Zoning Plan in force as on date and shall not be construed as NOC for undertaking any development.

Further, any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Urban and Ancient Monuments and Archaeological Sites and Remains Act (State and Central), EIA notification issued by MOEF, Coastal Regulation Zone or any other Acts/Rules, as applicable.

This information is valid only for six months from the date of issue, or the expiry of the respective plan, whichever is earlier.



FORM I & XIV

100018031461

Date : 18/10/2023

नमुना नं १ व १४

Page 1 of 2

Taluka PONDA

तालुका

Village Borim

गांव

Name of the Field Talsai

शेताचें नांव

Survey No. 24

सर्वे नंबर

Sub Div. No. 7-A-2

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

Dry Crop जिरायत	Garden वागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.03.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.03.50

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

Pot-Kharab पोट खराब

Remarks शेरा

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

Grand Total

एकूण

0000.03.50

As per order passed by the Inspector of Survey and Land Records, Ponda in Partition case No.

PIPON06-23-635 dated 28/08/2023

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Andrew Pereira		43228	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारक-करणा-याचे नांव व हक्क प्रकार		
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated वागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	Nil									

End of Report

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



FORM I & XIV

100018031461

Date : 18/10/2023

नमुना नं १ व १४

Page 2 of 2

Taluka PONDA

तालुका

Village Borim

गांव

Name of the Field Tatsai

शेताचें नांव

Survey No. 24

सर्वे नंबर

Sub Div. No. 7-A-2

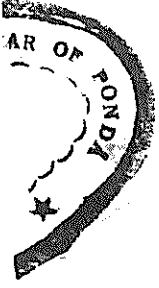
हिस्सा नंबर

Tenure

सत्ता प्रकार



The record is computer generated on 18/10/2023 at 2:29:10PM as per Online Reference Number - 100018031461. 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://dslr.goa.gov.in>





Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Ponda Taluka, Borim Village
Survey No.: 24 , Subdivision No.: 7-A-2

Scale 1:1000

Reference No.: CPON223-7773-1252580



24/7-A-2



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NOTE: PLAN TO BE PRINTED ON A4 S