



गोवा GOA

Serial No. 1162 Place of Vend Bicholim, Date 17/03/17
 Value of Stamp Paper Rs. 25000/-
 Name of the Purchaser Pareek P. Pal
 residing at Pareek P. Pal
 As there is on this stamp paper of the value of Rs. 157500/-
 additional Stamp Paper of the value of the value is attached
 alongwith

053193

RS
 Signature of Vendor
Mandev R. Salgaonkar
 Lic. No. 11 dtd. 07/01/1983

[Signature]
 Signature of Purchaser

Serial No. 242/2017
 Presented at the Office of the
 Sub-Registrar of Bicholim
 between the hours of 12.00 on
 and 12.05 P.M. on 20-03-2017

Received fees from	<u>90,000.00</u>
Registration	
Copying (Folios <u>100</u>)	<u>150.00</u>
Copying endorsements	<u>10.00</u>
Total Rs.	<u>50.00</u>
	<u>90,210.00</u>

[Signature]
 SUB-REGISTRAR
 BICHOLIM

[Signature]
 SUB-REGISTRAR
 BICHOLIM

DEED OF SALE

THIS DEED OF SALE is made at Bicholim-Goa, on this 20th day of March 2017(20/03/2017)

P. C. Pal W. P. Pal

[Signature]



₹.
25000
पच्चीस हजार रुपये

Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Serial No. 1162 Place of Vend Bicholim, Date 17/03/17

053194

Value of Stamp Paper Rs. 25000

Name of the Purchaser P. Pal

residing at Pochda

As there is on of value of Rs. 157500

additional Stamp Paper of value is attached alongwith

Signature of Vendor
Mandev R. Salgaonkar

Signature of Purchaser

Mo. No. 11 dtd. 07/01/1983

2

BETWEEN

(1) **SHRI PRAKASH CHANDRAKANT PAL**, son of Chandrakant Vassu Pal, age 65 years, Married, retired, holder of pan card No. XXXXXXXXXXXXX and Aadhar Card No. XXX OXX XXXX, Indian National, and his wife (2) **SMT.**

NALINI PRAKASH PAL, aged 56 years, daughter of Shiva Sawal, housewife, holder of pan card No. XXXXXXXXXXXXX, and A adhar Card No. XXXX XXXX XXXX Indian National, both residents of House No.1/107/B, Bordem, Bicholim, Goa. Hereinafter called the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their legal representatives, successors and assigns) of the FIRST PART.

P. C. Pal

N. P. Pal

(Handwritten signature)





गोवा GOA

Serial No. 1162 Place of Vendor Bicholim, Date 17/03/17
 Value of Stamp Paper Rs. 25000/-
 Name of the Purchaser Paresh P. Pal
 residing at Bordem, Bicholim, P. Pal
 As there is an one single stamp paper of the value of Rs. 1,52,500/-
 additional Stamp Paper for the completion of the value is attached
 alongwith

053195

NS
 Signature of Vendor
Mandev R. Salgaonkar
 Mo. No. 11 dtd. 07/01/1983

antulya
 Signature of Purchaser



:3:

AND

Shri PARESH PUNDALIK PAL, son of Pundalik S. Pal , civil engineer, of 36 years married, business, Indian National, holder of Pan card No. XXXXXXXX and Aadhar Card No. XXXX XXXX XXXX resident of house No.2680, Parvati Niwas, Bordem, Bicholim-Goa 403504,, Bicholim, Goa, which expression unless repugnant to the context or meaning thereof shall be deemed to mean and include his heirs administrators. Executors, legal representatives successors and assigns wherever the context or meaning shall so require or permit) OF THE SECOND PART.

P. C. Pal N. P. Pal

antulya



गोवा GOA

Serial No. 1162 Place of Vend Bicholim, Date 17/05/12
 Value of Stamp Paper 25000/-
 Name of the Purchaser Parsh P. Patil
 residing at Bicholim of P. Patil
 As there is on one single stamp paper of the value of Rs. 152500/-
 additional Stamp Paper for the completion of the value is attached
 alongwith

053196

NS
 Signature of Vendor
 Nemdev R. Salgaonkar
 M.No. 11 dtd. 07/01/1983

antunaf
 Signature of Purchaser



:4:

WHEREAS in the village Bordem in Bicholim Taluka, there is a property known as "DEVLACODIL TEMB" or BHAVAN ARIC or BHAVANERIC described in the Land Registration Office of Bicholim under no.1916 of Book B -5 (New) at page 328 V. and inscribed under No7897 of Book G-12 at folio 65 surveyed under No.16/6 and within the limit of Bicholim Municipal Council, which is the ancestral property of the vendors wherein the vendors have inherited 1/8 share/ right from their ancestor in the whole property.

P. C. Patil N. P. Patil antunaf



गोवा GOA

Serial No. 1162 Place of Vend. Bicholim, Date 17/03/17 053197
 Value of Stamp Paper Rs. 25000/-
 Name of the Purchaser Parekh P. Pal
 residing at Piche
 As there is on one of the preceding Papers of the value of Rs. 157500/-
 additional Stamp Paper of the value of Rs. 25000/- of the value is attached
 alongwith

NS
 Signature of Vendor
 Namdev R. Salgaonkar
 No. 11 dtd. 07/01/1983

[Signature]
 Signature of Purchaser



:5:

AND WHEREAS in the said whole property late Shri Vassu Naru Pal and his wife Late Chandrabhaga were entitled to 1/8th share which they gifted to their son late Chandru Vassu Pal vide a deed of Gift executed on 28/12/1923 and drawn by the notary public and ex-officio of the Comarca of Bicholim Shri Domingos Antonio Raposo and registered at folios 3V to 4V of the Book 91 of Bicholim.

P. C. Pal N. P. Pal

[Signature]



गोवा GOA

Serial No. 1162 Place of Vend. Bicholim Date 17/03/17
 Value of Stamp Paper Rs. 25000
 Name of the Purchaser Pareh P. Pal
 residing at Pal P. Pal
 As there is no stamp of value of Rs. 1575002
 additional Stamp paper of the value of the value is attached
 alongwith

053198

RS
 Signature of Vendor
Rande R. Salgaonkar
 Dist. No. 11 dist. 07/01/1983

antuly
 Signature of Purchaser

:6:

AND WHEREAS the said late Chandru Vassu Pal was married to late Saguni Pal who was the father and father in law respectively of the vendors herein on whom the said 1/8th share of the property devolved upon their death and hence the vendors herein became the co-owners of the said property having the 1/8th undivided share/right in the property. The part of Which is presently surveyed under survey no.16/6 of village Bordem Bicholim Goa.

P. C. Pal N. P. Pal

antuly





गोवा GOA

Serial No. 1162 Place of Vend. Bicholim Date 17/03/17
 Value of Stamp Paper 5000/-
 Name of the Purchaser Panch P. Pal
 residing at Panaji P. Pal
 As there is no purchase tax on the value of Rs. 152500/-
 additional Stamp paper of the 20% portion of the value is attached
 alongwith

103420

Signature of Vendor NS
 Ramdev R. Salgaonkar
 Lic.No. 11 dtd. 07/01/1983

Signature of Purchaser
(Handwritten Signature)

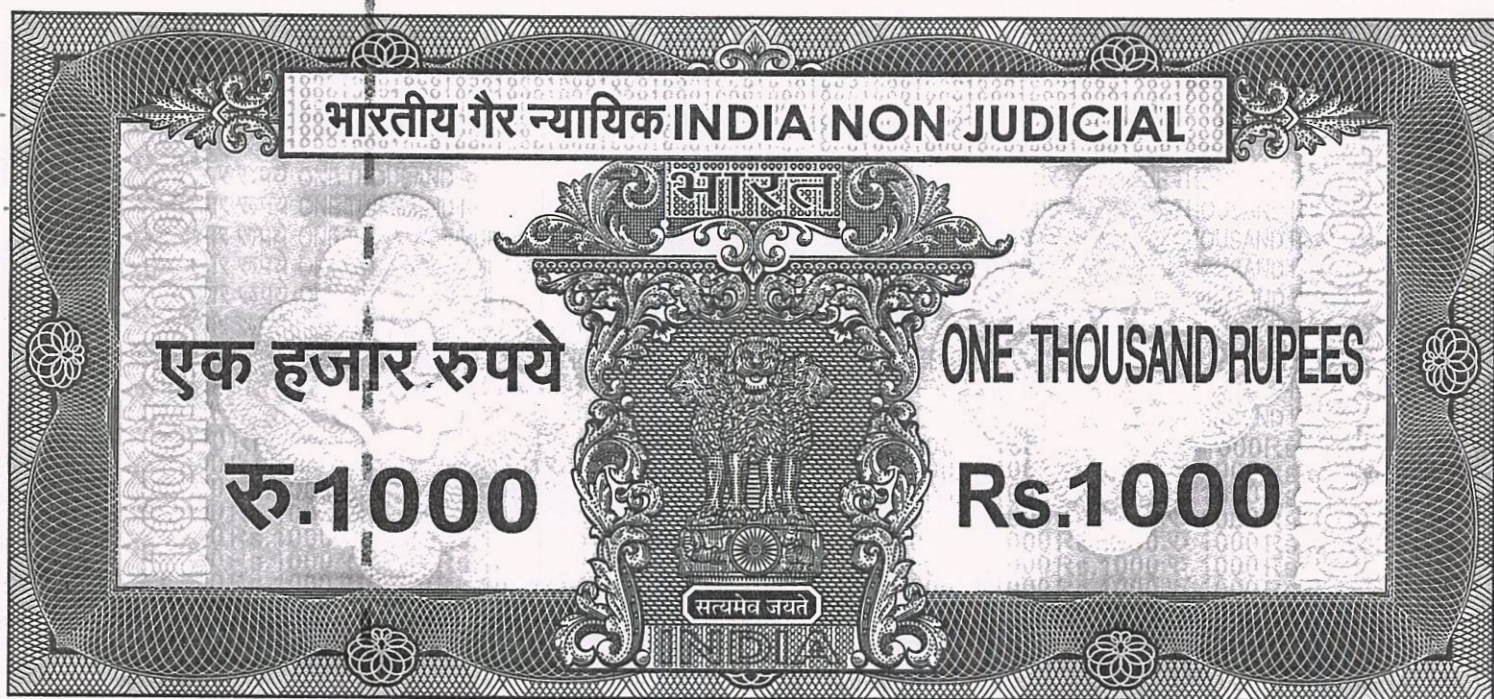


:7:

AND WHEREAS the co-owners of the said whole property amicably divided the part of the said property surveyed under No.16/6 in to plots in accordance with the shares of the respective co-owners in the said whole property and allotted plot No. A of the said survey admeasuring an area of 3300 sq.mtrs to the vendors more specifically described herein below. in the schedule of the plot.

P. C. Pal N. P. Pal

(Handwritten Signature)



गोवा GOA

Serial No. 4162 Place of Vend Bicholim Date 17/03/17 280862
 Value of Stamp Paper 1000/-
 Name of the Purchaser Pavan P. Pal
 Residing at Pal son of P. P. Pal
 As there is no one stamp of the paper for the value of Rs. 157500/-
 additional Stamp Paper for the completion of the value is attached
 alongwith

NS
 Signature of Vendor
Ramdev R. Saigaonkar
 Mobile: 94 011 07901/1963

Pavan P. Pal
 Signature of Purchaser

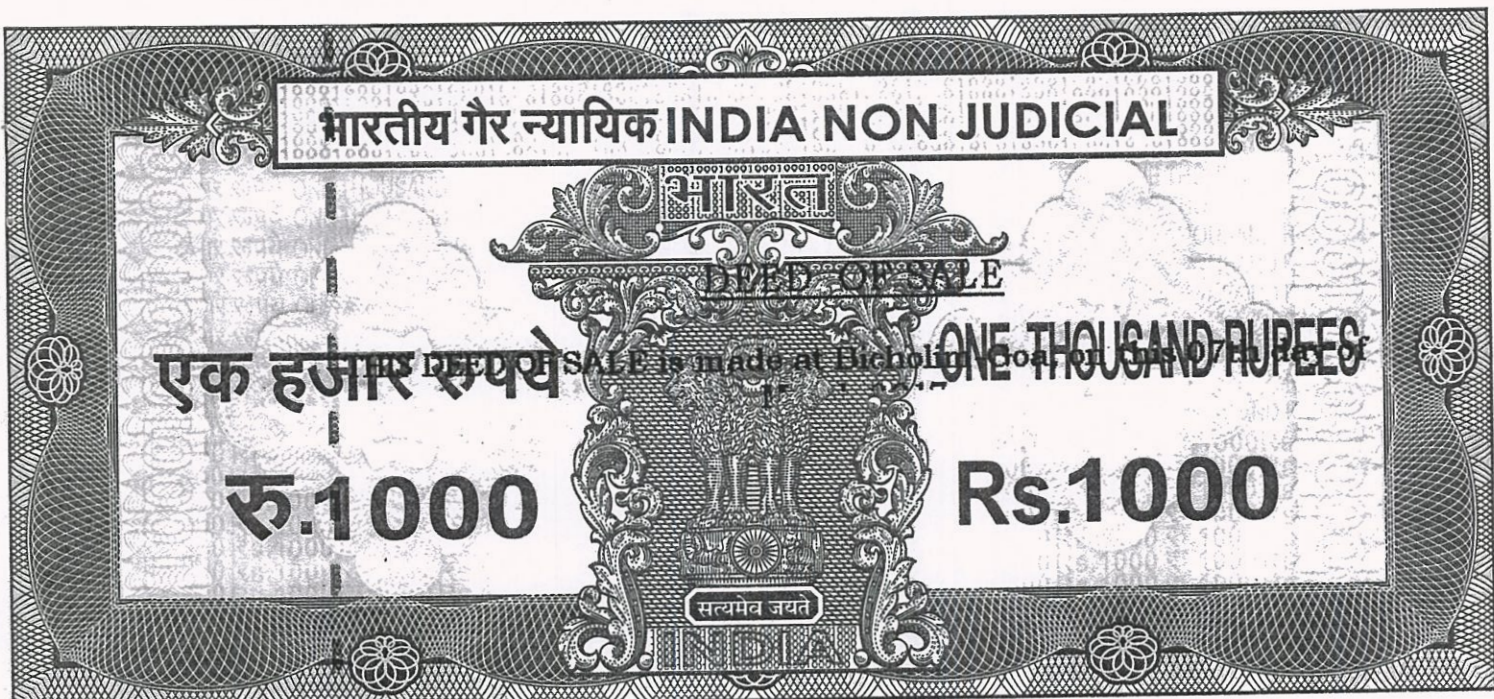
:8:



AND WHEREAS the Vendors approached to the purchaser to sell the part of said property and the Purchaser agreed to Purchase half part of the said plot A admeasuring 1650sq.mtrs of the property known as "DEVLACODIL TEMB" described under no.1916 of Book B -5 (New) at page 328 V. and inscribed under No7897 of Book G-12 at folio 65 in the Land Registration record of Bicholim, of Bicholim Taluka, and the plot particularly described in the Schedule written here under, with all its easements and appurtenances, free from all encumbrances, at or for a total Sale price of Rs. 45,00,000/- (Rupees Forty Five Lakhs only) which is its market value.

P. C. Pal N. P. Pal.

Pavan P. Pal



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

DEED OF SALE

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

गोवा GOA

Serial No. 1162 Place of Vend Bicholim, Date 12/03/12 280863
 Value of Stamp Paper Rs. 1000
 Name of Purchaser Pankaj P. Patil
 residing Palde
 As there is an additional stamp paper of the value of Rs. 152500/-
 additional stamp paper of the value is attached
 alongwith

NS
 Signature of Vendor
Namdev R. Salgaonkar
 Lic. No. 11 dtd. 07/01/1983

ankur
 Signature of Purchaser



:9:

WHEREAS the Parties herein, hereby declare that the said property does not belong to the Schedule Caste or Schedule tribe Community, in pursuant to the Notification No. RD/Land/LRC/318/77 dated 21/08/1978.

P. C. Patil N. P. Patil

ankur



गोवा GOA

Serial No. 1162 Place of Vend. Bicholim, Date 17/03/15 219812
 Value of Stamp Paper Rs. 500/-
 Name of the Purchaser Pareek P. Ped
 residing at Bachon son of P. Ped
 As there is on one stamp paper of Rs. 157500/-
 additional Stamp Paper for the completion of the value is attached
 alongwith

Signature of Vendor
 Namdev R. Saigoni
 Lic. No. 11 dtd. 07/01/1983

Signature of Purchaser



:10:

The purchasers/ transferee hereby in pursuance of section 194/IA of Income Tax Act declare that the present transaction is not subject to deduction of 1 % TDS as stipulated in the said section of Income Tax Act which is effective from 01/06/2013 as the land under transaction comes under S-1 Zone as notified vide Government Notification published in Government Gazette dated 03/01/2013.

P. C. Ped

N. P. Ped.

Signature of Purchaser

NOW THEREFORE THIS DEED OF SALE WITNESSETH.

1. That in pursuance of the said agreement and in consideration of an amount of Rs.45, 00,000/- (Rupees Forty five Lakhs only) paid by the Purchaser to the vendors. (the receipt whereof the vendors do hereby admit, acknowledge and confirm).

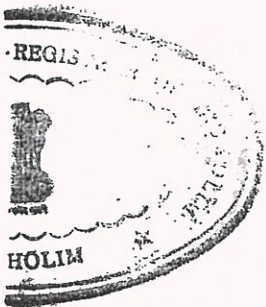
2. The Vendors as absolute owners in possession of the said property do hereby sell, grant transfer, convey and assure unto the Purchaser free from encumbrances whatsoever, ALL THAT property known as "DEVLACODIL TEMB" described under no.1916 of Book B -5 (New) at page 328 V. and inscribed under No7897 of Book G-12 at folio 65 in the Land Registration record of Bicholim admeasuring 1650 sq.mtrs. Survey No.16/6 of Village Bordem Bicholim Goa, being the part of the entire property and this plot of property hereby sold is more particularly described in Schedule hereunder written.

3. TO HAVE AND TO HOLD, all and singular, ALL THAT plot of property bearing Survey No. 16/6, of Village Bordem of Bicholim Taluka, admeasuring 1650 square meters, hereby sold absolutely and forever to the use and benefit of the Purchaser without any encumbrances, claim or demand whatsoever either from the vendors or from any person and it shall be lawful for the Purchaser from time to time and at all times to enter upon, have, occupy, possess and enjoy the said Plot hereby sold unto and to the use and benefit of the Purchaser absolutely and forever subject to the payment of taxes to the local body.

P. C. Pat

N. P. Ped.

authy



:12:

4. The Vendors do hereby covenants with the Purchaser, his heirs, agents, representatives and assigns. As under:-

a) That notwithstanding any act, deed, matter or things whatsoever by the vendors or by any person or persons claiming by, from, through, under or in trust for them made, done, committed or omitted or knowingly or willingly suffered to the contrary, they the Vendors have in themselves whilst executing this Deed good right, full power, lawful title and absolute authority to execute this Deed and convey, transfer and assure the said plots hereby conveyed, transferred or assure or intended so to be unto and to the use and benefit of the Purchaser in the manner hereby done.

b) AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold and continue to enter upon, have, occupy, possess and enjoy the said Plot hereby conveyed, transferred and assured with its appurtenances and receive and appropriate the income, issues and profits thereof and of every part thereof to and for his own use and benefit as absolute owners thereof without any suit, lawful eviction, interruption, claim and/or demand whatsoever from or by the Vendors or their heirs or any of them or from or by any person(s) claiming or to claim by, from, under or in trust for them or any of them.



authentic

P. C. Patel

N. P. Patel

c) AND THAT the said Plot is free and clear and freely and clearly and absolutely acquitted, exonerated, released, and forever discharged or otherwise by the Vendors well sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estate, title, charges and encumbrances whatsoever either already or to be hereafter held, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from under or in trust for them or any of them.



d) AND THAT they the vendors shall and will from time to time and at all times hereafter at the request of the Purchasers and at the cost of the Purchaser sign further documents or papers and/or to and execute or cause to be executed by other persons, if any found to be having or claiming any estate, right, title or interest in/to the said Plot or any part thereof, all such further and other lawful acts, deeds, things matters, conveyances and assurances in law whatsoever as the Purchaser or his successors or assigns may from time to time require to do for the purpose of perfection the Purchaser's title to the said Plot and for the purpose of having the ownership and possession thereof recorded in the name of the Purchaser in all Government records (including the Record of Rights and records maintained in the Land registration Office and Land Revenue Office). The Vendors do hereby give and declare their no

auth. P.

P. C. Paul

N. P. Paul

objection for deletion of their names and/or name of any of them or the name(s) of their predecessors in title from all Government records relating to the said Property and for substitution thereof by the name of the Purchaser as absolute owner thereof without any further notice or reference to the Vendors.

e) AND THAT they the vendors have not at any time here before made, done, executed, omitted or knowingly or willingly permitted or had been party or privy to any act, deed, matter or thing whereby or by reason or means whereof they are prevented from conveying, transferring and assuring the said property in the manner hereby done or whereby or by reason or means whereof the same or any party thereof are, is can, shall or may charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.

f) AND FURTHER

i. That the said Plot and every part thereof hereby conveyed, transferred and assured is not subject to any tenancy or other rights of whatsoever nature, easements or rights in the nature of easements or pr-emption except those in favour of the Purchaser.

ii. That all rates and taxes due in respect of the said premises and every part thereof have been paid upto the date of sale and that in the event of any public charges or other dues have found to have remained unpaid or to be due in respect of the said Plot/s or any part thereof the same shall be paid by the Vendors directly to the authorities concerned or

P. C. Paul

N. P. Paul

ambujay



:15:

reimbursed to the Purchaser against receipts for payments of such dues, if any, effected by the Purchaser.

iii. That, should any defect in the title of the Vendors to the said Plot or any part thereof or of any kind whatsoever if found at any time hereafter, they the Vendors, their heirs, executors, administrators, successors and/or assigns or any of them shall indemnify and keep indemnified the Purchaser or his successors in fully in respect of any loss sustained by reason thereof.

iv That the Vendors shall at all time hereafter indemnify and keep indemnified the Purchaser, his successors and assigns or any of them and save them or any of them harmless against of, or any loss, damages, costs, charges or expenses, if any, suffered/incurred by reason of any defect in title of the vendors or any breach of the covenants or reason of any misrepresentation herein made by the Vendors.

v) The purchaser and the vendors pursuant to the notification No. RD/LAND /LRC/318/77 dated 21/08/1978. Hereby declare that the transaction in respect of the property of proportionate share of plot hereby sold does not belong to Schedule cast /schedule Tribe

authubay

P. S. - P. au

N. P. P. ad.

SCHEDULE-I

(Description of the Property hereby sold)

ALL THAT half plot is the part of the plot A which is the part of entire property known as "DEVLACODIL TEMB" or BHAVAN ARIC or BHAVANERIC described under no.1916 of Book B -5 (New) at page 328 V. and inscribed under No7897 of Book G-12 at folio 65 in the Land Registration record of Bicholim, and not enrolled for Matríz in land Revenue office of Bicholim and surveyed under No. 16/6 of village Bordem and within the limit of Bicholim Municipal Council Bicholim Goa and admeasuring an area of 1650 sq. mtrs of the said property hereby sold, is bounded as under:-

On or towards the East : by remaining part of same Plot A. under Survey No. 16/6

On or towards the West : by proposed 8mtrs wide public road.

On or towards the North : by Survey No.16/4

On or towards the South : by the remaining part of the same property under Survey No.16/6

Which is better identified in the plan annexed herewith.

IN WITNESS WHEREOF the Vendor and the Purchaser have signed and executed this Deed of Sale on the day and the year hereinabove first written.



P. C. Pal N. P. Pal

ambudg

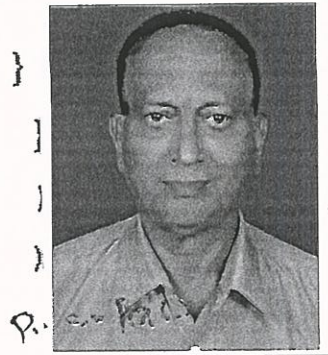
:17:

SIGNED, SEALED AND DELIVERED

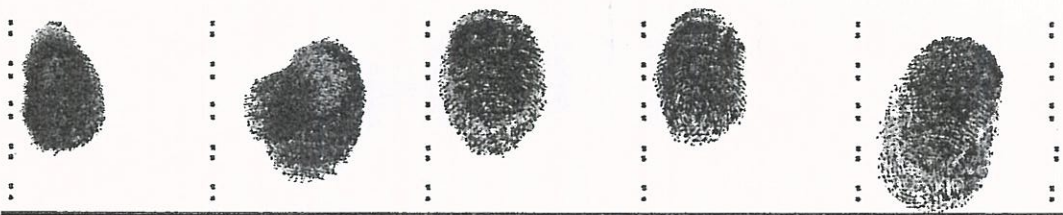
BY THE WITHIN NAMED:

Shri Prakash Chandrakant Pal,

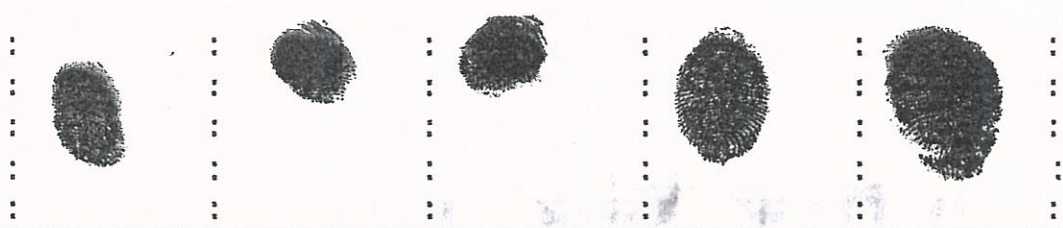
The Vendor No.1



Prakash Chandrakant Pal



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

P. C. Pal

N. P. Pal

authentic

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED:

Smt. Nalini Prakash Pal

The Vendor No. 2



Nalini P Pal

N. P. Pal



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

P. C. Pal

N. P. Pal

antulya

:19:

SIGNED, SEALED AND DELIVERED }

BY THE WITHIN NAMED: }

Shri Paresh Pundalik Pal)

The Purchaser)

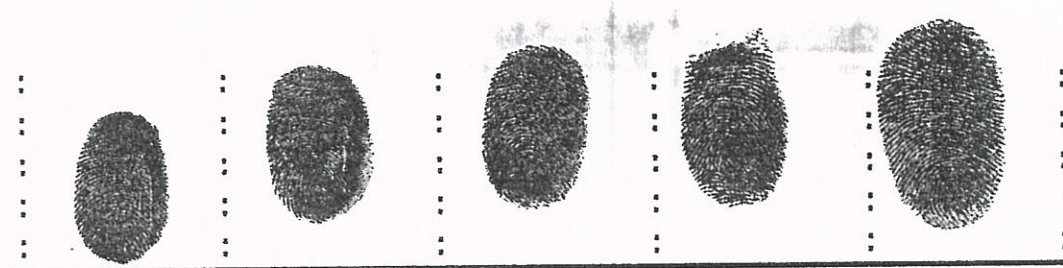
Paresh P. Pal



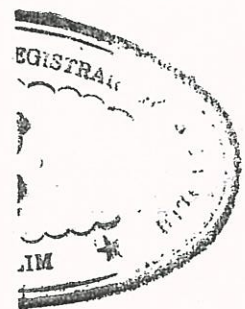
Paresh P. Pal



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



P. C. Pal N. P. Pal

Paresh P. Pal

:20:

WITNESSES

1. Kashinath D. Gawas Gawas.

2. Kavita .Gawas

Gawas



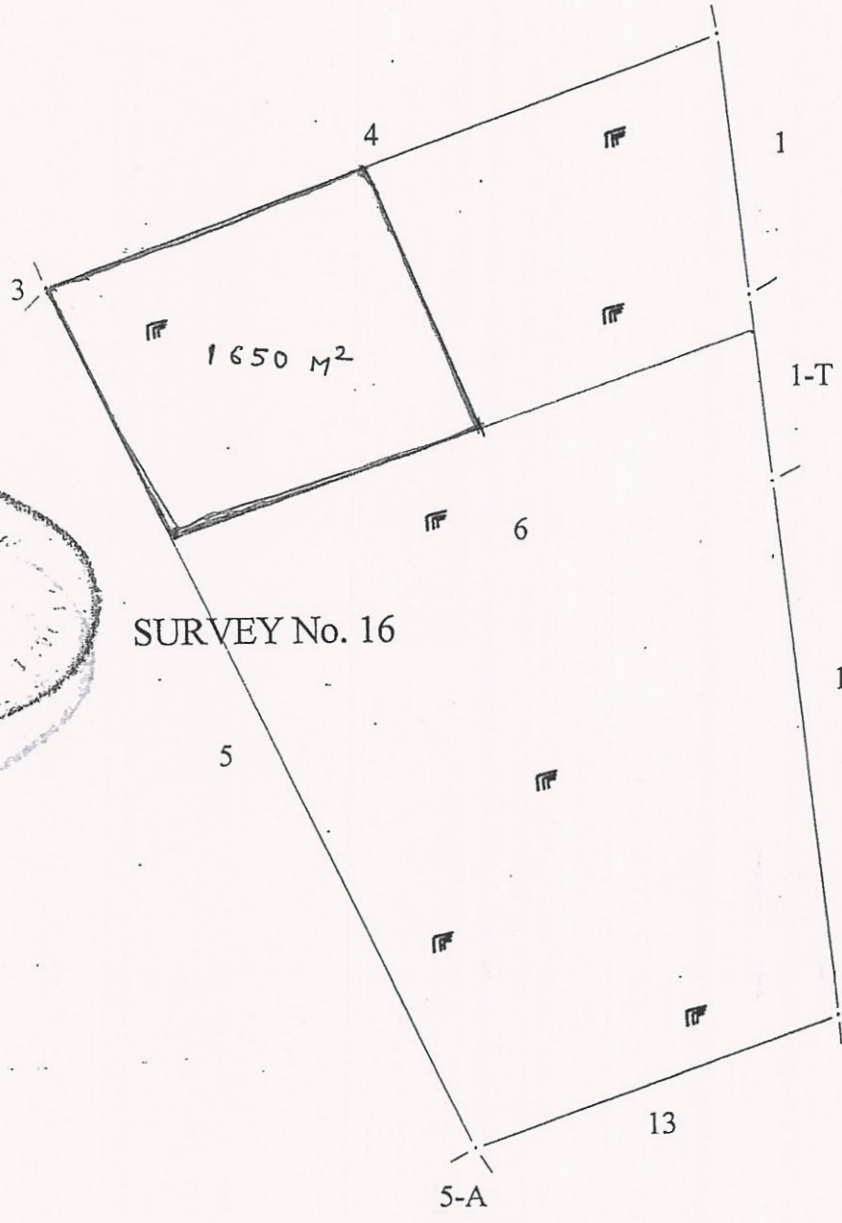
P. C. Pat

N. P. Patel

authentic

Inward No: 0444

Plan Showing plots situated at
Village : BORDEM
Taluka : BICHOLIM
Survey No./Subdivision No. : 16/ 6
Scale : 1 : 1000



SURVEY No. 16

S.No.15

Co

P. C. Patil N. P. Patil

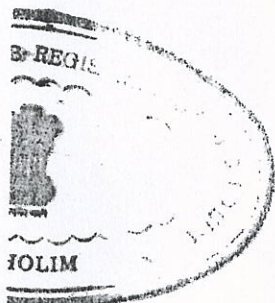
antubey

ENDORSEMENT

1. SHRI PRAKASH CHANDRAKANT PAL, son of Chandrakant Vassu Pal, age 65 years, married, retired, Indian National, residents of House No.1/107/B, Bordem, Bicholim, Goa.

2, SMT. NALINI PRAKASH PAL, daughter of Shiva Sawal, aged 56 years, married, housewife, Indian National, resident of House No.1/107/B, Bordem, Bicholim,

3. Shri PARESH PUNDALIK PAL, son of Pundalik Santu Pal, Civil Engineer, of 36 years married, business, Indian National, resident of house No.2680, Parvati Niwas, Bordem, Bicholim-Goa



1803
limits execution of the so called
Sale Deed

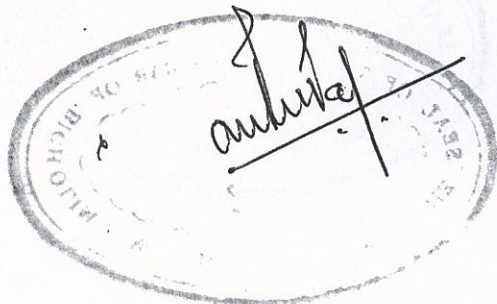
P.C. Pal



N.P. Pal



SUB-REGISTRAR
BICHOLIM



Sub-Registrar

Registered No.
to
Book No. Volume No.

Wife

1) Hari Gajanan Gaonkar, age 62 years, married, business, Borden, Bicholim CD, Borden, Bicholim CD.

2) Chandrakant Palkar, Borden, Bicholim CD.

3) Narahari Ramesh Palkar, age 67 years, married, retired, Borden, Bicholim CD, Borden, Bicholim CD.

4) Smt. Nalini Prakash Palkar, daughter of Shiva Sawal, aged 56 years, married, housewife, Indian National, resident of House No. 1/107/B, Borden, Bicholim.

5) Shri Parash Pundalik Palkar, son of Pundalik Santu Palkar, Civil Engineer, of 36 years married, business, Indian National, resident of house No. 2880, Parvati Niwas, Borden, Bicholim CD.

and known to the Sub-Registrar states that he personally knows the above executant and identifies him.

Hari G. Gaonkar Hari

Watt

Bicholim dt. 20th March 2017

[Signature]
SUB-REGISTRAR
BICHOLIM

Registered No. 242/2017
of pages 109 to 131
Book No. Volume No. 1452
date 21/03/2017

[Signature]
Sub-Registrar

