

6

DABELIM

63/3

1138  
2/17/19

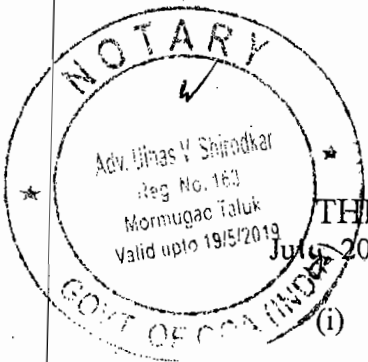
Serial No. 1016/05  
Presented at the Office of the  
Sub-Registrar of Mormugao  
between the hours of 4.00  
and 4.25 on 11/7/2005

received fees for:  
Registration  
Copying (Folios)  
Copying endorsements  
Stamp  
Total Rs.

x *[Signature]*

*[Signature]*  
SUB-REGISTRAR  
MORMUGAO

CERTIFIED TRUE COPY  
*[Signature]*  
SUB-REGISTRAR  
MORMUGAO



DEED OF SALE.

THIS DEED OF SALE is made at Vasco da Gama on this 11<sup>th</sup> day of July 2005 BETWEEN:

*[Signature]*  
*[Signature]*

(i) Mrs. Premela wife of late Mr. Shantaram Baburao Samant (ii) Miss Geeta Shantaram Samant daughter of late Shantaram Baburao Samant and (iii) Miss Lata Shantaram Samant daughter of late Shantaram Baburao Samant, all of full age, all Indian Nationals, residents of Mumbai, hereinafter called as "Vendors" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, administrators, attorneys, successors, executors, trustees and assigns), represented by their Power of Attorney holder Mr. Vinayak N. Bhonsle son of late Nilkanth Vishnu Bhonsle, Indian National, resident of "Adarsh Niwas", St. Inez, Panaji, Goa of THE FIRST PART;

AND

(ii) Mr. Ram Sagar Vasant Prasad, age 38 years, Indian National, resident of House No: 589/3, Bogmalo, Vasco-da-gama, Goa and \_\_\_\_\_ Indian National, hereinafter called as "Purchasers" (which expression shall unless repugnant to context or meaning thereof be deemed to include his heirs, legal representatives, administrators, attorneys, successors, executors, trustees and assigns) OF THE SECOND PART;

*[Signature]*  
*[Signature]*

WHEREAS the party of the First Part are the absolute owners in possession and otherwise well and sufficiently entitled to a property containing a plot of land

ORIGINAL  
 1065  
 1065/05  
 1065/05

Receipt No. 5

FORM "T"

Serial No.

of DOCUMENTS APPLICATION

Date of	11/7/2005		
Nature of document	Sale deed		
By whom presented	Sam		
Received fees as follows		Rs.	Ps.
Registration fee	1000/-		
Copy fee (folios/sides)	1000/-		
Copy fee for endorsements			
Postage			
Copies or memoranda (sections 64 to 67)			
Searches or inspection			
Fines			
Section 25			
Section 34			
Certified copies (section 57) folios			
Other fees and payments			
Item (on reverse) No.			
" No.			
" No.			
" No.			
" No.			
Total	2000/-		

The documents will be ready on ..... and copy

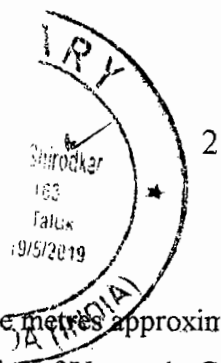
will be sent by registered post to delivered at this office

*[Signature]*  
 Sub-Registrar.

Please send the document by registered post to the person hand it over

named below:  
 Presenter.

(P.T.O.)



admeasuring 3600 square metres approximately, under the Survey No:63/3 of Dabolim Village in the city of Vasco-da-Gama, Mormugao Taluka, district South Goa, known as OSARPO, precisely described in the Schedule written hereunder, by virtue of the Inventory Proceedings dated 16-03-1951 before Shri Albino do Nascimento Colaco, officiating Notary of "Camarca" of Salcete, copy annexed hereto for record;

AND WHEREAS the Vendors, the party of the First Part have agreed with the Purchasers, the Party of the Second Part to sell to them and the Purchasers, the Party of the Second Part have agreed to purchase from the Vendors, the said immovable property consisting of the plot of land, free from all encumbrances, for the total value of Rs.10,00,000/- (Rupees Ten lakh only) which is its market value;

AND WHEREAS the Party of the Second Part viz., the Purchasers had paid an amount of Rs.51,000/- (Rupees Fifty-one thousand only) to the party of the First Part viz., the Vendors at the time of entering into an Agreement for Sale dated 30-05-2005, the receipt of which by the Vendors is hereby acknowledged;



AND WHEREAS the balance amount of Rs.9,49,000/- (Rupees Nine Lakh and forty-nine thousand only) has been paid by the Party of the Second Part viz., the Purchasers to the party of the First Part viz., the Vendors at the time of execution of this Deed of Sale, the receipt of which by the Vendors is hereby acknowledged. NOW THEREFORE this Deed witnesses as follows:

1. That in pursuance of the aforesaid and in consideration of the total sum of Rs.10,00,000/- (Rupees Ten Lakh only) paid by the Purchasers to the Vendors, the receipt of which sum, the Vendors hereby admit and acknowledge to the Purchaser, the Vendors as absolute owners having a clear and clean marketable title to the said property, hereby convey by way of sale, ALL THAT plot of land with all easements, privileges, appurtenances whatsoever of the said immovable property or usually held or occupied therewith or be appurtenant thereto AND ALL the estate, right, title, interest of the said Vendors, hereby conveyed TO HAVE and TO HOLD the same for the absolute use and benefit of the Purchaser;
2. That the Vendors hereby covenant with the purchasers as follows: a) that the plot of land hereby sold is free from all encumbrances. b) That the title of the Vendors to the plot is subsisting and the Vendors have absolute authority to convey the same in the manner aforesaid. c) That the plot of land hereby sold shall at all times hereafter peaceably and quietly possess



and enjoy by the Purchasers without any claim or demand whatsoever by the Vendors or any other person whomsoever.

- 3. That in case, if any person or persons claim any right or interest in the plot of land hereby sold, the Vendors hereby agree to indemnify the Purchaser, in the event any loss is caused to the Purchaser on account of such claim.
- 4. That the Vendors further agree to do or cause to be done all such lawful acts, things, deeds for furtherance and perfectly assuring the plot of land for the use and benefit of the Purchaser.

Note: The purchaser Shri Ram Sagar Prasad No: 162549-F Ex-CHELA is a registered Ex-Serviceman vide the Identity Card No.: GOA-02/001831 dated 28<sup>th</sup> September 2000 issued by the Department of Sainik Welfare, Panaji, Goa and he is exempt from the payment of Registration Fee and Stamp Duty for purchase of property in Goa, <sup>for personal use other than commercial purpose.</sup> in terms of Government of Goa Gazette Notification No: Series II, No: 1 dated 03 April, 2003

*N. Bhonsle*  
*R. S. ...*

SCHEDULE

All that piece and parcel of immovable property – a plot of land known as OSARPO, situated in the city of Vasco-digamma, Goa under the Survey No: 63/3 of Diabolism Village, Formulae Talk, district –South Goa, admeasuring 3600 Square Metres approximately, having boundary dimensions of 91.40 metres on North side, 90.65 metres on South side, 37.53 metres on West side and 53.80 metres on East side and it is bounded as under:



NORTH BY: The property of Raghunath Porobo Mambro bearing Survey No:63/2.

SOUTH BY: The property of Manuel de Jesus Gomes bearing Survey No:63/4

EAST BY: Land of Comunidade bearing Survey No: 56.

WEST BY: railway track of Indian Railways and nalla.

A copy of the Plan of the plot of land is annexed hereto.

IN WITNESS WHEREOF the Parties hereto of the First Part and the Second Part have set and subscribed their respective hands on the day, month and year herein above written.

SIGNED & DELIVERED BY THE VENDORS:

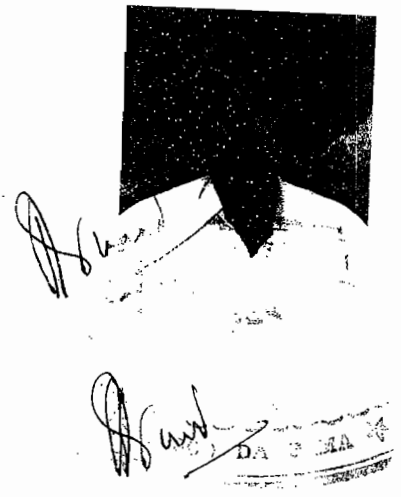
*N. Bhonsle*

(Vinayak N. Bhonsle)

General Power of Attorney Holder of the Vendors viz.,

**NOTARY**  
SIGNED & DELIVERED BY THE PURCHASER  
M. N. V. Shirwadkar  
No. 183  
300 TATA  
19/5/2019  
(INDIA)

Ram sagar Basant Prasad.



R. H. T.



L. H. T.



WITNESSES  
(1) M. N. Bhartiya.  
(2) Sushma Lchodankar

*M. N. Bhartiya*

*Sushma Lchodankar*



(i) Mrs. Premela (ii) Miss Geeta Shantaram Samant & (iii) Lata Shantaram Samant.

SIGNED & DELIVERED BY THE PURCHASER:

*[Handwritten signature]*

(RAM SAGAR VASANT PRASAD)

*[Handwritten signature]*

Witnesses:

1) Shri M. N. Bhartiya

*[Handwritten signature]*

*[Handwritten signature]*

2) Miss Sushma L Chodankar.



NOTARY  
SIGNED & DELIVERED BY THE VENDORS  
Virajak N. Bhonsle  
(INDIA)

General power of attorney holder of the vendors viz

- (i) Mrs Premela
- (ii) Miss Geeta Shantaram Samant
- (iii) Lata Shantaram Samant.

*Virajak N. Bhonsle*  
DA



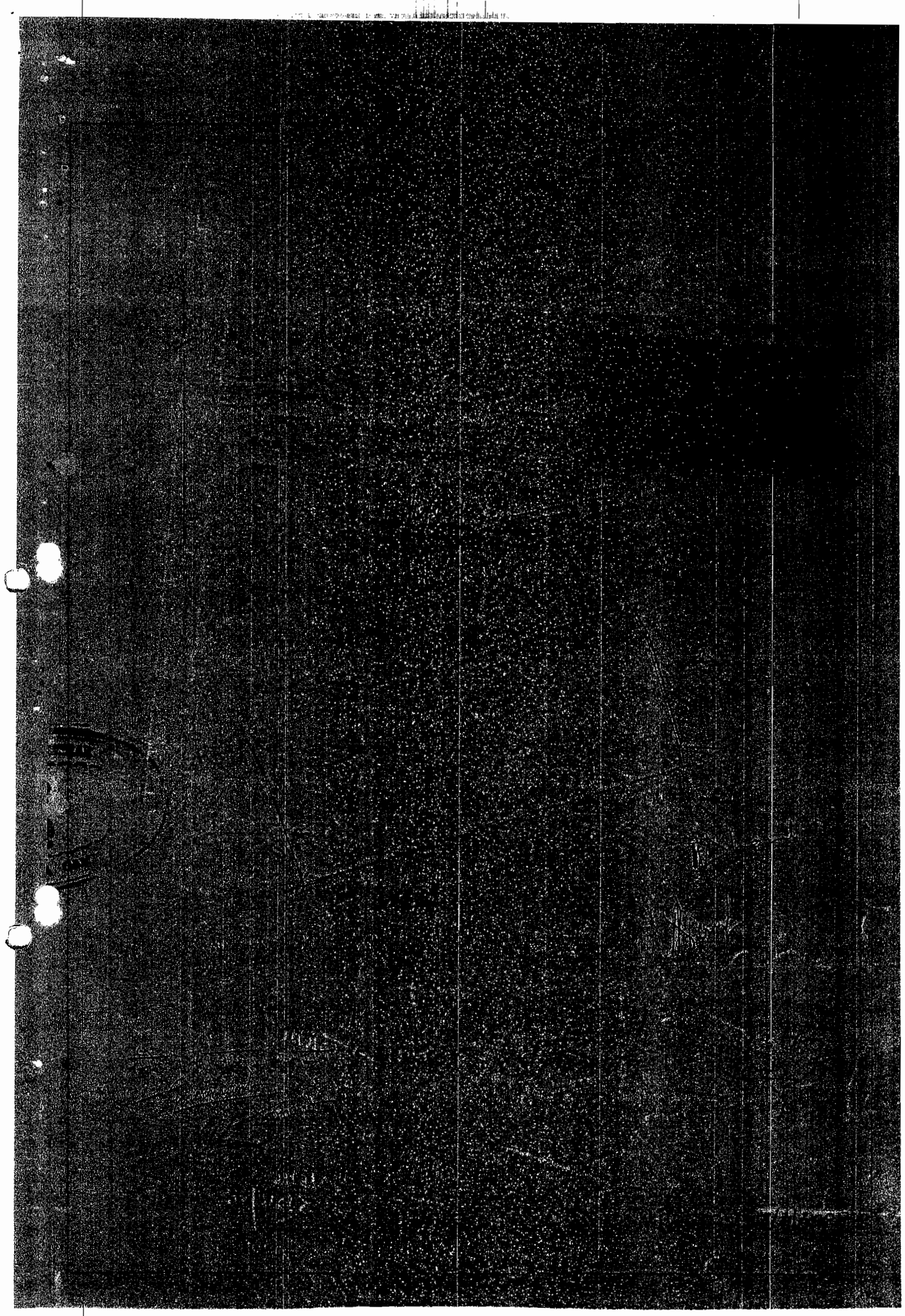
R. H. T



L. H. T







Executing parties

1) Mr. Vinayak N. Bhorde, Son of late Nilkanth Vishnu Bhorde, Indian National, R/o Adash Newa 'st. Inter, Panaji Goa, as attorney for Vendor.

(a) Mrs. Premela, <sup>Samant</sup>  
(b) Miss Geeta Shantaram (c) Miss Lata Shantaram Samant.

2) Mr. Ram Sagar Vasant Prasad, 38 years of age Indian National, of House No 589/3, Bogmalo, Vasco-de-Gama-Goa.



Executing party is 1 to 2  
admits execution of the so called  
sale deed

M. N. Bhorde  
H. S. /



1. M. N. Bhorde S/o R. P. Sexena  
73 years, married Advocate resident  
of Panvelm Goa

2. Sushma B. Chodankar D/o Lingar  
Chodankar wife of age, spinster  
Advocate resident of Vasco - Goa

*[Signature]*  
D. S. /

Mormugao dated 11th July 2008  
*[Signature]*

SUB-REGISTRAR  
MORMUGAO

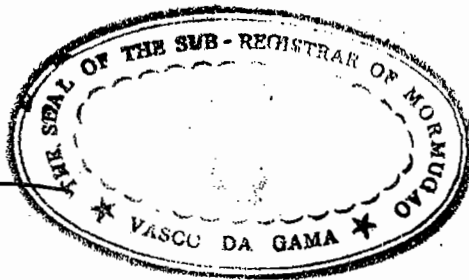


Power of attorney is produce today  
e.e. 18/7/05

*Madkar*

SUB-REGISTRAR  
MORMUGAO

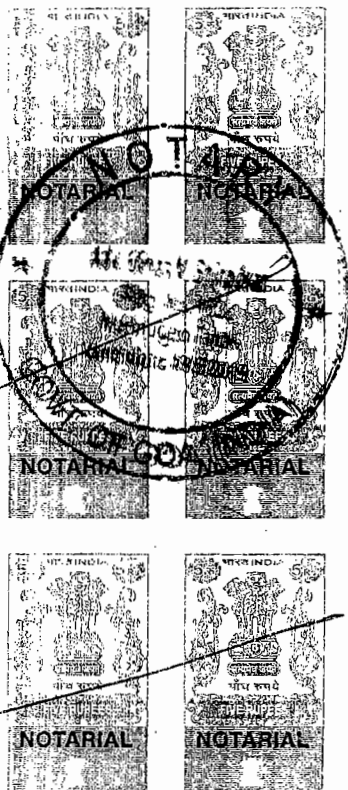
Registered No. 1130  
at pages 346 to 354  
Book No. P Volume No. 522  
Date 20/7/2005  
*Madkar*  
Sub-Registrar



Note of Return.

This document will be returned on 20/7/2005

*Madkar*  
SUB-REGISTRAR  
MORMUGAO



CERTIFIED TRUE COPY

*U. V. Shirodkar*  
29/6/16  
Adv. Ulhas V. Shirodkar

NOTARY

MORMUGAO TALUK

Apna Bazar, 2nd Floor

Vasco-da-Gama, a-403 802

Date..... 29/6/16

Reg. Ref. No..... 5154/16