

NKGSB CO-OP. BANK LTD  
Ponda Branch

*Hande*  
Officer/Manager

NKGSB Co-Operative Bank Ltd  
(Muti State Scheduled Bank)  
Ponda Branch, Royal House  
Kazwada, Ponda-Goa-403 401

D-5/STP(V)/C.R./35/B/2006-RD(PART)

भारत 00697 NON JUDICIAL मोवा  
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INDIA

STAMP DUTY

GOA

Serial No. 1514/2009

Presented at the Office of the

Sub-Registrar, Ponda  
between the 1st of 2-3-2009  
and 2-3-2009 on 1st 11/15

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SUB-REGISTRAR  
PONDA

Stamp  
60  
C  
Col.

Postage  
Total Rs.

Rs 40.1130

30050

90

10

30150

*Hande*  
SUB-REGISTRAR  
PONDA

DEED OF SALE

*Hande*  
21/11/2009  
1st 11/15

*Hande*  
21/11/2009  
1st 11/15

THIS INDENTURE, made and entered on this 13<sup>th</sup> day of August in the year two thousand nine (13/08/2009), within the registration Sub District and Taluka Ponda District of North Goa, State of Goa, BETWEEN (1) SHRI. RATNAKAR RAMNATH SHET GUDEKAR, son of Ramnath Shet Gudekar, major, married, aged about 74 years, occupation business, PAN NO.ACHPG1284B and his wife (2) SMT. PUSHPALATA RATNAKAR GUDEKAR, daughter of Gajanand Shanu Shet Shirodkar, major, married, aged about 64 years, housewife, PAN NO.ACHPG1283G, both residing at Silvanagar, Ponda - Goa, (3) SHRI. SHANUDAS VINAYAK S. TALAULIKAR, son of Vinayak Shanu Sawant Talaulikar, major, married, aged about 51 years, occupation service, PAN NO. ALRPS0591A and his wife (4) SMT. PADMAJA SHANUDAS S. TALAULIKAR, daughter of Krishnanath Shet Wargaonkar, major, married, aged about 44 years, housewife, PAN NO. BXHPS8627Q (5) SHRI. SADANAND VINAYAK S. TALAULIKAR, son of Vinayak Shanu Sawant Talaulikar, major, married, aged about 39 years, occupation service, (PAN NO. not allotted) and his wife (6) SMT. SAVITA S.S. TALAULIKAR, daughter of Datta Gaonkar, major, married, aged about 37 years, housewife, (PAN NO. not allotted) (7) SHRI. YOGANAND VINAYAK S. TALAULIKAR, son of Vinayak Shanu Sawant Talaulikar,



*Handwritten signatures and notes:*  
- A signature that appears to be "Ratnakar" with "13/08/2009" written below it.  
- A signature that appears to be "R. R. Gudekar" with "13/08/2009" written below it.  
- A signature that appears to be "Yoganand" with "13/08/2009" written below it.  
- A signature that appears to be "Savit" with "13/08/2009" written below it.

major, married, aged about 38 years, occupation business, (PAN NO. not allotted) and his wife (8) SMT. SONIKA .Y.S. TALAULIKAR, daughter of Dattaram Kamat, major, married, aged about 37 years, occupation service, (PAN NO. not allotted) (9) SHRI. RAGHUNATH VINAYAK S. TALAULIKAR, son of Vinayak Shanu Sawant Taulikar, major, married, aged about 37 years, occupation business, (PAN NO. not allotted) and his wife (10) SMT. SHILPA R.S. TALAULIKAR, daughter of Vasudev Vete, major, married, aged about 32 years, housewife, (PAN NO. not allotted), all residing at Talaulim, Ponda - Goa, (11) SHRI. SHRIKANT RAMNATH GUDEKAR, son of Ramnath Gudekar, major, married, aged about 70 years, occupation business, PAN NO.ACHPG0924G and his wife (12) SMT. KISHORI SHRIKANT GUDEKAR, daughter of Shri. Sajee Babal Shet Parkar, major, married, aged about 58 years, housewife, PAN NO.ADBPG1897M, both residing near Bholanath Saw Mills, Silvanagar, Ponda - Goa, and hereinafter referred to as THE VENDORS (which expression shall unless repugnant to the context or meaning thereof, include their heirs executors, administrators and assigns) OF THE FIRST PART.

AND

(13) SHRI. RAJESH SHIVDAS SHET VERENKAR, son of Shivdas Shet Verenkar, major, married, aged about 36 years,



*Handwritten signatures and initials:*  
Smt. S.R. [unclear]  
Smt. S.R. [unclear]

*Handwritten signature:* R.R. Gudekar

*Handwritten signature:* [unclear]

occupation business, PAN NO.ABRPV5874D, Indian National, residing at Ponda - Goa, hereinafter referred to as THE PURCHASER (which expression shall, unless repugnant to the context or meaning thereof, include his heirs, executors, administrators and assigns) OF THE SECOND PART.

AND

(13) SHRI. RITESH SHIVDAS SHET VERENKAR, son of Shivdas Shet Verenkar, major, married, aged about 26 years, occupation business, PAN NO.ACSPV7705K, Indian National, residing at Ponda - Goa, hereinafter referred to as THE CONFIRMING PARTY (which expression shall, unless repugnant to the context or meaning thereof, include his heirs, executors, administrators and assigns) OF THE THIRD PART.

WHEREAS in terms of an allotment made in the inventory proceedings instituted after the death of Pandurang Satu Shet Gudekar, being inventory orfanologico proceedings no. 3823/1950, the land property belonging the deceased being one third of lot B of the property known as "CAJI BAG" or "PRACA VELHA" commonly known as 'Cota Char' situated at Curti, Ponda - Goa, and registered in the land registration office at Panaji - Goa, under no.10264 of book B-17 (New) and presently



*Sumit*  
*Shri. R. S. Verenkar*  
*Sh. R. S. Verenkar*

*R. R. Gudekar*  
*Yashwantrao S. Gudekar*  
*Yashwantrao S. Gudekar*

AND WHEREAS pursuant to an agreement between the parties hereto, the vendors have agreed to sell and the purchaser has agreed to purchase from the vendors one of the said plot being plot no.Fi, and more particularly described in schedule written hereunder and hereinafter referred to as THE SAID PLOT at/for a total price consideration of Rs.15,00,000/- (Rupees Fifteen Lakhs only) being its fair market value.

AND WHEREAS the purchaser has requested the vendors to execute the requisite deed of sale in his favour, which the vendors hereby do.



NOW THEREFORE THIS INDENTURE WITNESSETH THAT

1. That in pursuance to the said agreement and in consideration of the price of Rs.15,00,000/- (Rupees Fifteen Lakhs only) paid by the purchaser to the vendors (the receipt of which sum the vendors do hereby admit and acknowledge and acquit and discharge the purchaser from the same and every part thereof) the vendors as the absolute owner of the said plot Fi, do hereby grant, convey, transfer, sell, relinquish and assure unto the purchaser ALL THAT plot of land being plot no.Fi, more particularly described in schedule II written hereunder and more clearly shown in red lines on the plan attached

*[Signature]*  
S. P. S. S. S.  
S. P. S. S. S.

*[Signature]*  
R. P. S. S. S.  
*[Signature]*

hereto, together with all the structures, yards, compounds, sewers, fences, trees, passages, commons, gullies, watercourses, 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 appertaining or usually held or occupied therewith or reputed to belong thereof and all estates, rights, title, interest, property, claim and demand whatsoever at law and equity of them and every part thereof TO HAVE AND TO HOLD all the said plot no. Fi and hereditaments hereby conveyed and assured and expressed to be with its appurtenances 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 hereafter to become due and/or payable to the Government or local authority or any other public body in 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



*[Signature]*  
S. R. M. P. 23542  
En. B. R. 23542

*[Signature]*  
R. R. G. 23542  
*[Signature]*

in them 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, licences etc. hereby granted with the appurtenances and to receive the rents and profits for his own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the vendors or from by any other 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 discharged 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 had, 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 persons having or lawfully 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 them.



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*23.5.92*  
*En. 17.23.5 on 2*

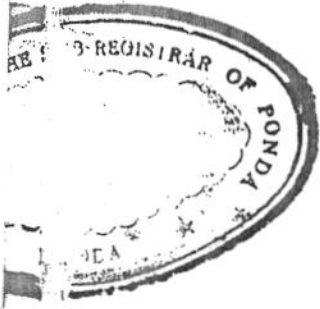
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*23.5.92*  
*Handwritten initials*



3. The vendors shall and will from time to time and at all times 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 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 have not done, committed or knowingly or willingly suffered or been a party or privy to any act, deed or thing 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 charges, encumbered or prejudicially effected in estate, title or otherwise whatsoever.

5. The vendors further covenant with the purchaser that the said plot hereby sold is free from tenants, mundcars, or any other persons or person having any right or obligation therein and if for any defect in the title of the vendors, the purchaser is deprived of the said plot or any part thereof



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*[Circular stamp]*



then the vendors do hereby undertake to indemnify fully the purchaser.

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 Ponda, taluka Ponda, Goa.

SCHEDULE

Plot Fi and admeasuring 1002 square meters and bounded on the East by plot J of same property, which is now acquired for road and beyond which lies Ponda Savoi-verem road, West by land under new survey no.46/1 of village Ponda Taluka, Ponda, North by access road of same property, marked as 'K' and South by plot E allotted to heirs of Smt. Radhabai Gudekar and forming part of land under new survey no.45/1 of village Ponda, which in turn forms part of the property known as "CAJI BAG" or "PRACA VELHA" commonly known as 'Cota Char' situated at Curti, Ponda - Goa, and registered in the land registration office at Panaji - Goa, under no.10264 of book B-17 (New) and surveyed as a whole under new survey nos.45/1, 45/2 and 46/9 of village Ponda, Goa.



*[Signature]*  
28/11/23  
23/5/22

*[Signature]*  
R. R. Gudekar  
28/11/23  
23/5/22  
*[Signature]*

The vendors at serial nos.(4) to (10) are being represented herein by vendor no.(3) as their attorney, constituted in terms of Power of Attorney dated 18.04.2007 executed before notary public of Ponda Adv. Nelson Soares.

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day and year first hereinabove written.

Signed and delivered by the withinnamed vendors



R. R. Gudekar

R. R. Gudekar

SHRI. RATNAKAR RAMNATH SHET GUDEKAR

(L.H.F.T.)

(R.H.F.T.)

~~Kanml-~~  
S. R. Gudekar  
For S. R. Gudekar

R. R. Gudekar  
For S. R. Gudekar



युक्ति २ दर्शक

युक्ति २ दर्शक

SMT. PUSHPALATA RATNAKAR GUDEKAR





(L.H.F.T.)



(R.H.F.T.)

Family  
श्री. श्री. दर्शक  
पं. श्री. दर्शक

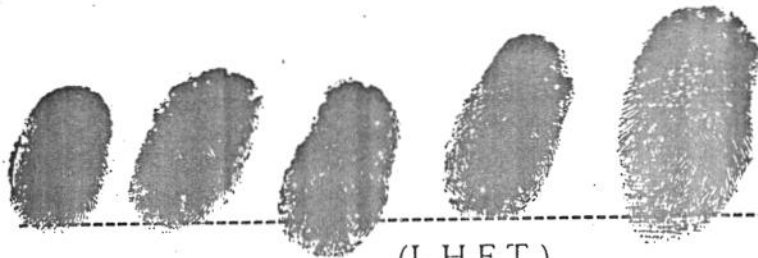
  
R.R. Gudekar  
युक्ति २ दर्शक  




*Shanudas*

SHRI. SHANUDAS VINAYAK S. TALAULIKAR

forself and as attorney of  
Smt. Padmaja S.S. Talaulikar  
Shri. Sadanand Vinayak S. Talaulikar  
Smt. Savita S. S. Talaulikar  
Shri. Yoganand V.S. Talaulikar  
Smt. Sonika Y. S. Talaulikar  
Shri. Raghunath V.S. Talaulikar  
Smt. Shilpa R.S. Talaulikar



(L.H.F.T.)



(R.H.F.T.)

*Shanudas*  
रघुनाथ विनायक  
कि. र. वि. मंडळ

*Shanudas*

R. R. Gudekar  
यश २ व ३ संका २  
*Shanudas*



श्री. श्री. २३५२

श्री. श्री. २१. २३५२

SHRI. SHRIKANT RAMNATH GUDEKAR



(L.H.F.T.)



(R.H.F.T.)

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श्री. श्री. २३५२  
श्री. श्री. २३५२

R.R. Gudekar  
श्री. श्री. २३५२  
AB



किशोरी श्री. गुडकार

SMT. KISHORI SHRIKANT GUDEKAR



(L.H.F.T.)



(R.H.F.T.)

कुम्ल-  
श्री. गुडकार  
कि. श्री. गुडकार

Rat Gudekar  
या. २ गुडकार

AA

- 16 -

Signed and delivered by the withinnamed purchaser



SHRI. RAJESH SHIVDAS SHET VEREKAR



(L.H.F.T.)



(R.H.F.T.)

~~Family~~  
श्री. राजेश शिवदास शेट  
वरेकर

R. A. Shet  
वरेकर  
R.A.



Signed and delivered by the withinnamed confirming party

*Ritesh Shet*



SHRI. RITESH SHIVDAS SHET VEREKAR



(L.H.F.T.)



(R.H.F.T.)

IN PRESENCE OF :

Shivdas A. Verenkar

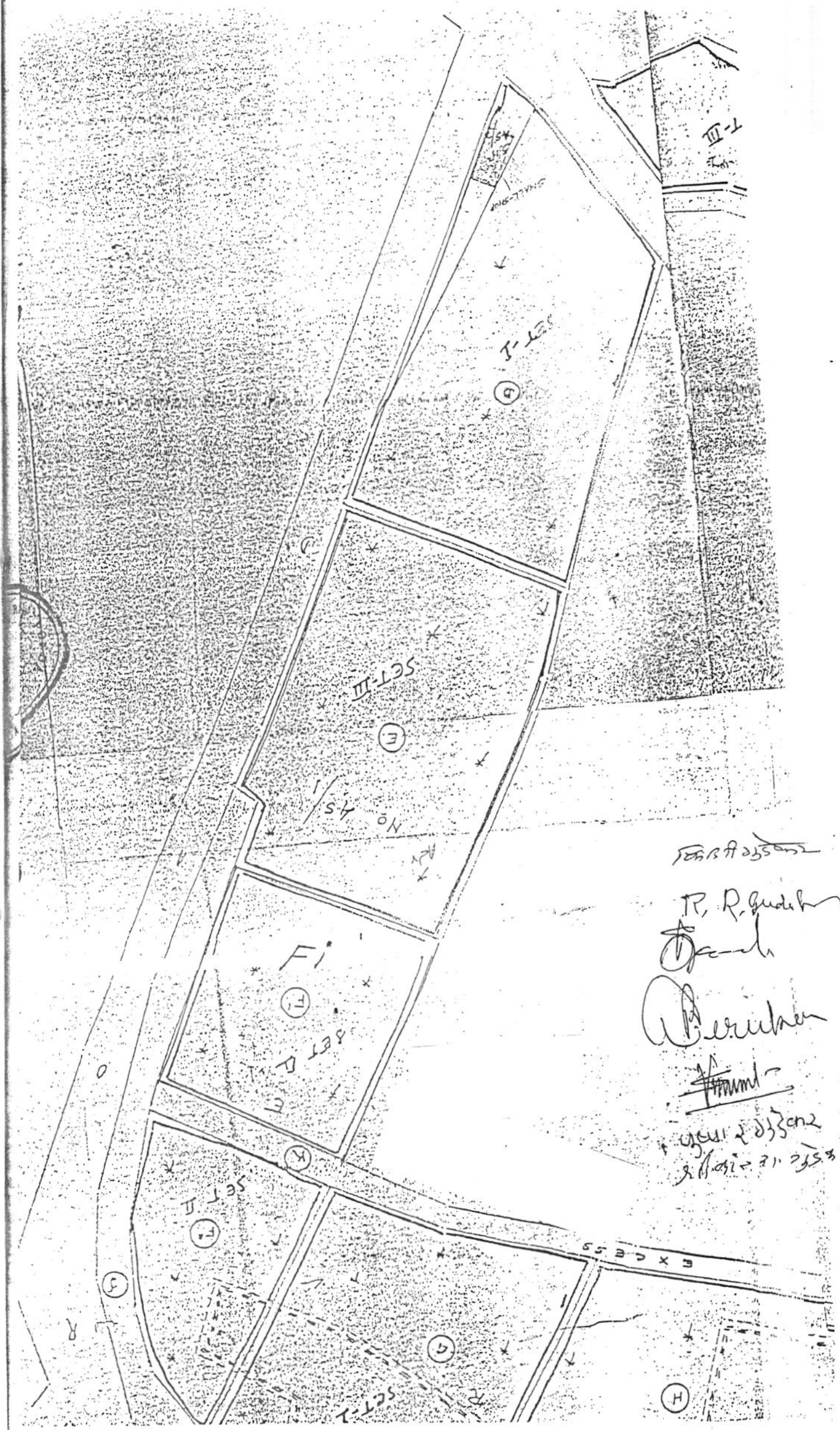
*S. A. Verenkar*

Arachana A. Naik

Ataik

*Handwritten notes in Marathi:*  
सहीत २/२०/२०२२  
स. शि. शिवदास

*Handwritten notes in Marathi:*  
R. R. Gudekar  
५/११/२०२२  
*Signature*



REAR ASSON

R. R. Gudehn

Frank  
Berubsen

~~Frank~~

you & 13502  
3. 11. 1958

registered No. 1549  
at pages 127 to 147  
Book No. I Volume No. 1478  
date 20/08/2002

*[Signature]*  
Sub-Registrar



# AREA STATEMENT

SURVEY NO. SUB-DIV	PLOT	RICE	Shaded	Cocanut	Total Area in Sq. m.
46/9	A	-	1079	-	1079
46/9 pld	B	-	1079	-	1079
46/9 pld	C	-	1079	-	1079
46/9 pld	L	Road for Excess to plots A, B, C			263
Total Area of plots A, B, C & L i.e. SURVEY NO. 46/9 (cont.)					3500
45/1 pld	D	-	1766	-	1766
45/2		-	1766	-	1766
45/1 pld	E	-	1002	-	1002
45/1 pld	F	-	677	-	764
	F'	87	-	-	
45/1 pld	G	600	-	1367	1967
45/1 pld	H	1000	-	967	1967
45/1 pld	I	962	-	1005	1967
45/1 pld	K	Road for Excess to plots G, H & I requiring no 45/1 (cont.)			370
45/1 pld	J	AREA ACQUIRED FOR ROAD WIDENING BY PWD			743
TOTAL AREA OF SURVEY NO. 45/1, 2 & SURVEY NO. 46/9					15812

Check with the plan  
in file

on 27.3.52

*[Signature]*

R. R. G. G. G.

you & 2/3/52  
8/5/52 - 2/3/52

registered No. ....1549.....  
at pages ....127..... to 147.....  
Book No. ....F..... Volume No. 1478.....  
date ....20/08/09.....

*[Signature]*  
Sub-Registrar





## Executing Parties

- i) Shri. Ratnakar Ramnath Shet Gudekar, s/o Ramnath Shet Gudekar, major, married, 24 years, business and his wife.
- ii) Smt. Pushpalata Ratnakar Gudekar, d/o Gajanand Shamu Shet Shirodkar, major, married, 64 years, housewife, both r/o Silvanagar, Ponda Goa.
- iii) Shri. Shanudas Vinayak S. Talaulikar, s/o Vinayak Shamu Sargent Talaulikar, major, married, 51 years, Service, for self and as attorney of (a) Smt. Padmaja S. S. Talaulikar (b) Shri. Gadanand Vinayak S. Talaulikar (c) Smt. Savita S. S. Talaulikar (d) Shri. Yoganand V. S. Talaulikar (e) Smt. Sonika V. S. Talaulikar (f) Shri. Raghunath V. S. Talaulikar (g) Smt. Shilpa R. S. Talaulikar
- iv) Shri. Shrikant Ramnath Gudekar, s/o Ramnath Gudekar, major, married, 20 years business and his wife.
- v) Smt. Kishori Shrikant Gudekar, d/o Shri. Sajee Babal Shet Puckar, major, married, 58 years, housewife, both s/o Bholanath Sandilips, Silvanagar, Ponda-Goa.
- vi) Shri. Rajesh Shivdas Shet Verunkar, s/o Shivdas Shet Verunkar, major, married, 36 years business, r/o Ponda Goa.
- vii) Shri. Ritesh Shivdas Shet Verunkar, s/o Shivdas Shet Verunkar, major, married, 26 years, business, r/o Ponda - Goa.
- All parties are Indian Nationals

admits and is called  
\_\_\_\_\_ does

1/ R.R. Gudekar

2/ Gauri D'Souza

3/ ~~For self~~  
For self and as Attorney  
of Vendors NO. 4+010.

4) श्री ११५१ = ३१.३५३२

5) मन्त्री स. २३५०२

6) फर्मा

7) अर्चना

Adv. Prashant S. Prashant Rudolfer.  
Maga, near Road 409,  
and ...  
stated ...  
the ... and identi-  
ties him.

१०००००

Page 186 Mag

1 MAG

Attested Copy of Power of Attorney  
has been filed at pages 200 to  
209 of Book No. I Volume  
No. 160 of the supplementary  
part VII registered under  
No 1549/09 dated 20/08/2009.

SUB-REGISTRAR  
PONDA

registered No. 1549  
at pages 127 to 147  
Book No. I Volume No. 1476  
date 20/08/09

Sub-Registrar

