

TRUE COPY



00AA 958522

Serial No. 264/2000
Executed at the office of the
Sub-Registrar of Sattari
between the hours of 10-30 a.m.
and 11 a.m. on 27/1/2000

Amount paid for:
Registration fee 40
Stamp duty 60
Copying documents 10
Postage
Total Rs. 3074

Rs. 3000-00
60-00
10-00



Handwritten signature

SUB-REGISTRAR
SATTARI

DEED OF SALE



Serial No 1283 Place of Vend Valpoi Date 13/12/2002
Value of stamp paper 10,000/-
Name of purchaser Scindaps Dhanraj Budke
Residence And Name of Buyer
Purpose PD
Is there is no stamp paper for the value of Rs
Additional stamp papers for the completion of the value
is attached along with.

Signature of Vendor

Signature of Purchaser

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THIS DEED OF SALE is made at Valpoi, Satari-Gea,
on this 16th day of December of the year 2002;

B E T W E E N

1) SHRI XAMBA alias SHAMBA NARAYAN SINAI BUDKULE
married, major of age, proprietor, Indian National,
and residing at Panaji-Gea for self and as
attorney of:-

(a) SMT. SUNITA XAMBA SINAI BUDKULE alias SUNITA
SHAMBA SINAI BUDKULE, housewife, major of age,
Indian National, residing at Panaji-Gea by a
Power of Attorney dtd. 18/10/1989 (b) SHRI VA-
SSANT DINKAR BUDKULE, unmarried, proprietor,
Indian National, major of age, residing at





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Panaji-Goa, by a power of attorney dtd.13/9/1996
 (c) SMT. VIMAL MANOHAR BUDKULE, widow of Manohar Narayan Budkule, landlady, major of age, residing at Mumbai, by a power of attorney dtd. 16/10/1989 (d) SMT. MANGALA MADHAV NORY, married major of age, housewife, and her husband (e) SHRI N. KRISHNAN, Service, major of age, both Indian Nationals and residents of Mumbai, by power of attorney dtd.25/10/1991 (f) SMT. SHUBHANGUI VIVEK BORKAR, married, housewife, major of age, and her husband (g) SHRI VIVEK SHRIPAD

Serial No 1284 Place of Vend. Valpar Date 13/12/2001
 Value of stamp paper 1000/-
 Name of purchaser Sandeep Adnan Uddi
 Residence P.O. Name of father
 Purpose House
 Is there any other value of Rs.
 additional stamp for the completion of the value
 is attached along with.
 Signature of Vendor
 Signature of Purchaser

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BORKAR, married, major of age, service, both
 residents of Mumbai and Indian Nationals by
 power of attorney dtd.19/10/1989 (h) SMT.
 HIMANGI VINAYAK SUKHTANKAR, married, major of
 age, housewife, and her husband (i) SHRI VINA-
 YAK K. SUKHTANKAR, married, major of age, Ser-
 vice, both Indian Nationals and residents of
 Mumbai, by power of attorney dtd.25/10/1991
 (copies of above power of attorneys are submi-
 tted to Sub-Registration Office Valpar along
 with sale deed executed under No.190/2000 dtd.





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26.7.2000) hereinafter called jointly as "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs executors, administrators and assigns) OF THE ONE PART,

A N D

✓ SHRI SANDEEP ATMARAM KERKAR, married, of full age, Business, Indian National and resident of Narayan Nagar, Honda Sateri-Goa, hereinafter called as "THE PURCHASER" (which expression shall unless repugnant to the context or mea-

Serial No/285 Place of Vend- Valpor Date 13/12/2002
 Value of stamp paper 1000/-
 Name of purchaser Gaudesaf Atman kaul
 Residence Hardi Name of father
 Purpose P.D.
 As there is no value of Rs
 additional stamp paper for the completion of the value
 is attached along with.

Signature of Vendor

Signature of purchaser

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ning thereof be deemed to include his heirs,
 executors, administrators and assigns) OF THE
 OTHER PART.

WHEREAS late Narayan Sinai Budkule and his
 wife Smt. Shantabai Narayan Sinai Budkule were
 the absolute owners or otherwise well and suffi-
 ciently entitled to a property called as "PENE-
 VORIL" comprising of four plots namely PENEM,
 PISDONGOR, PONSULEM AND CHERICHO TEMBO, situa-
 ted at Village Henda, Taluka and Sub-District



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of Satari, Goa, described under land Registration under No.16450 at fls. 118 of Book B-42 New and is a part of description No.880 in Book B-13 old and surveyed under survey No.149/1 of Village Honda.

AND WHEREAS on the death of Narayan Sinai Budkule the half share in the property came to belong to Smt. Shantabai Narayan Sinai Budkule and the remaining half share came to belong to his heirs, the Vender No.1 Shri Shamba Narayan Budkule (2) Late Manohar Narayan Budkule and late Bhiku Narayan Budkule:-

AND WHEREAS by a Succession Deed drawn before the Notary and Ex-Officio, Bicholim, in Book No.292/10, the Venders (e) & (d) (i) & (h) have been qualified as sole and universal heirs of late Shri Manohar Narayan Sinai Budkule.

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AND WHEREAS by a "WILL" dated 14/8/1981 drawn before the Notary & Ex-Officio, Panaji in Book No.51, the share belonging to Smt. Shantabai Narayan Sinai Budkule was bequeathed to her two sons, the Vender No.1 and Manohar Narayan Budkule.

AND WHEREAS Shri Bhicu Narayan Sinai Budkule also expired without any ascendants nor descendants and by his last will dated 26.10.1993 drawn in Book No.94 at Panaji Notary, bequeathed his share in the said property to Vender Vasant Dinkar Budkule.

AND WHEREAS the Venders are absolute owners of the plot a part of survey No.104/2 (Part) at Honda.

AND WHEREAS the Venders at the request of the Purchaser have agreed with the Purchaser



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to sell to him and Purchaser has agreed to purchase from the Venders one plot identified as Plot No.104/2E admeasuring 1000 Sq.mts. of the property called "PENEVORIL" surveyed under No. 104/2(Part) of Village Henda, more particularly described in the Schedule below and shown with red coloured boundary line in the Plan annexed to this deed, free from all encumbrances, at or for the price of Rs.1,50,000/- (Rupees One lakh fifty thousand only) which is its present market value.

NOW THEREFORE THIS DEED OF SALE WITNESSETH
AS FOLLOWS:

1. That in pursuance of the said agreement and in consideration of the sum of Rs.1,50,000/- (Rupees One lakh fifty thousand only) paid by the Purchaser to the Venders. And the receipt of which sum the Venders do hereby admit and

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acknowledge to the Purchaser. The Venders are the absolute owners of the said property and hereby convey by way of sale all that Plot No. 104/2 E admeasuring 1000 Sq.mts. to the Purchaser of the aforesaid property.

TOGETHER WITH all the trees, fences, ditches, hedges, ways, waters, water courses, lights, liberties, easements, privileges, and appurtenances whatsoever of the said plot belonging or usually held or occupied therewith or being appurtenant thereto and all the estate right title interest, claim and demand whatsoever of the said Venders in or to the said plot of land hereby conveyed and every part thereof TO HAVE AND TO HOLD the same to the Purchaser absolutely.

2. The Venders hereby covenant with the Purchaser as follows:-



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- 1) That the plot of land hereby sold is free from encumbrances.
- ii) That the title of the Venders to the Plot of land hereby sold is subsisting and the Venders have absolute authority to convey the same.
- iii) That the plot of land hereby sold shall at all times hereafter peacefully and quietly possess and enjoy by the Purchaser without any claim or demand whatsoever of the Venders 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, then the Venders hereby agree to answer his or their claims and to indemnify the Purchaser, if any.

SCHEDULE

All that Plot No.104/2 E admeasuring 1000 Sq. mts. of the property called as "PENEVORIL"

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comprised of four properties namely PENEM, PIS-DONGOR, PONSULEM AND CHERICHO TEMBO situated at Village Henda, Taluka and Sub-District of Satari, District of North Goa, described in the Land Registration Office under No.16450 at folio 188 of Book B-42 New and inscribed under No.760/P-10 having no Matrix No. and presently surveyed under No.104/2(Part) of Village Henda, Plot No. 104/2 E is bounded as follows:

ON THE EAST :- Plot No.149/1C

ON THE WEST :- Portion of land belongs to owner.

ON THE NORTH:- Public Road.

ON THE SOUTH:- Remaining portion of land belongs to owner.

IN WITNESS WHEREOF the parties hereto set and

subscribed their respective hands on the day

month and the year first hereinabove written.



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SIGNED AND DELIVERED
BY THE WITHINNAMED SHRI
XAMBA alias SHRI SHAMBA
NARAYAN SINAI BUDKULE for
self and as lawful attor-
ney for ether Venders



[Handwritten signature]

[Handwritten signature]



SIGNED AND DELIVERED
BY THE WITHINNAMED
PURCHASER SHRI SANDEEP
ATMARAM KERKAR. . . .

[Handwritten signature]



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IN THE PRESENCE OF:-

1.

2.

WITNESSES AND DELIVERED
BY THE WITNESSED
KAMBA alias SWRI SHAMBA
MARAYAN SWRI SHAMBA
Self and no legal attor-
ney for other vendors

WITNESSED AND DELIVERED
BY THE WITNESSED
MARAYAN SWRI SHAMBA
ATTORNEY KAMBA



(2) Sandeep Ahmaram Kerkar married off full age business to Nakayan Nagar Honda

Accounting parties

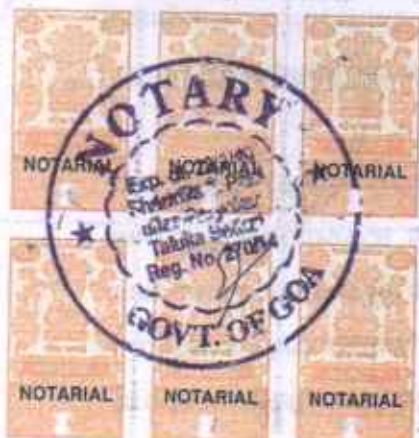
① 2. dices

② Aslan

Secthari, at Valpar, dated 27th December, 2002

SUB-REGISTRAR
SATARA

4 pages 155 164
 Book No. I 75
 Date 27/12/2007
 Sub



10/12/18

SHARMILA T. PATIL
alias **PARYEKAR**
B. SC. LLB
ADVOCATE
And
NOTARY PUBLIC
HONDA SATTARI GOA