

BETWEEN

1. (a) Dr. MOHAN FONDU CAMOTIM GHANEKAR, major of age, son of late Fondu Bhicu Camotim Ghanekar, married, Medical Practitioner, and his wife (b). SMT. SUHASINI MOHAN CAMOTIM GHANEKAR, major of age, Occupation Housewife, both Indian Nationals and both residents of Ganesh Puri, Mapusa, Bardez-Goa; hereinafter referred as "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof shall include their respective heirs, executors, legal representatives, administrators and assigns) OF THE FIRST PART.

AND



SHRI. ANTONIO CAETANO FERNANDES alias ANTHONY FERNANDES alias TONY FERNANDES, power of Attorney holder to the Vendors of the first part, S/o late Jose Fernandes, 50 years old, married, Indian Nationals, resident of Segundo Bairro, Santa Cruz, Tiswadi, Goa, hereinafter referred as "PURCHASER" (which expression unless repugnant to the context and meaning thereof, shall deemed to mean and include its successors, executors, administrators and assigns) of the SECOND PART.

Whereas vide Deed of Sale dated 13/01/2010, the vendors hereto have sold to the Purchaser herein a plot being plot no. "B", admeasuring 2597sq.mts. of the property known as "ODDLEM CUJIRA" situated at Cujira, within the Jurisdiction of Santa Cruz Village Panchayat, Sub District of Ilhas, North Goa District,



state of Goa, whole property admeasuring an area of 11225 square meters, surveyed under survey no. 9/3 of village Cujira, Tiswadi, Goa, which property is registered in the land revenue office under no. 199 of Book B-3 old at page 268 and enrolled under Matriz No. 12 in the Taluka Revenue Office of Tiswadi, Goa.

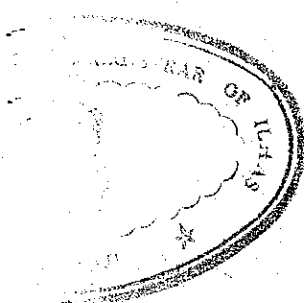
AND WHEREAS the whole property admeasuring 11225m2 is divided into plot A, B, C1, C2, C3, D & E by virtue of Deed of Partition.

AND WHEREAS the said Deed of Sale is duly registered before the Sub Register of Ilhas under no. 148 at pages 444 to 457 Book I Volume No. 2178 dated 13/01/2010.

AND WHEREAS it is now noticed that in the said Deed of Sale, the enclosed plan is incorrect and also the Schedule II and the areas of plot "B".

AND WHEREAS the incorrect plan is to be corrected in the principle Deed of Sale with dimension instead of old plan without proper dimensions and also Schedule II and the area of plot "B" is 2364 sq. Mts. instead of 2597 sq. Mts.

AND WHEREAS under the above circumstances it is necessary just and proper the deed of rectification to be executed to the aforesaid deed of sale dated 13/01/2010 under registration number 148 at pages 444 to 457 Book I Volume No. 2178 dated 13/01/2010.



**NOW THEREFORE THIS DEED WITNESSES AS
UNDER:**

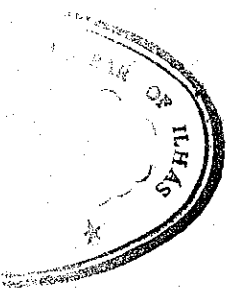
1. By this deed the Schedule II and Plan of the said principle deed of sale 13/01/2010 is rectified by inserting Schedule II and Plan
2. The intents and purpose of this Deed is a supplement to the original Deed of Sale Dated 13/01/2010.
3. Except to the above correction the whole principle deed of sale dated 13/01/2010 shall have the same reading.
4. Accordingly the Schedule II at pages 7 and plan shall read as follows.

SCHEDULE I

(Description of the whole property)

ALL THAT property known as "Cujira" or Odlem Cajira" situated in Village Cujira, Taluka Tiswadi, North Goa District, state of Goa, Described as a whole in the Land revenue office of Ilhas at Panaji under No. 199 of Book B-3 old at page 268 and enrolled under Matriz No. 12 in the Taluka Revenue Office of Tiswadi, Goa. The entire property is presently surveyed as a whole under Survey No. 9, Sub-Division 3 of Cujira Village and admeasuring 11,225sq. mtrs.

North : By the remaining part of the same property bearing Survey No. 9/3,



South : By a 6 mts. wide road and land surveyed under Survey Nos. 7/1 and 8/1 of Cujira Village,

East : Land surveyed under Survey Nos. 3/5 and 7/1 of Cujira Village,

West : By water drain and remaining part of the property Surveyed under Survey No.9/3.

SCHEDULE II

(Description of Plot "B")

All the Plot of land bearing Plot "B" admeasuring 2364 sq. mts. Situated in the property described in Schedule I hereinabove through which there is proposed 6mt wide road passing in the North-south direction and bounded as follows

North: By Plots "C" and "D" of the same property;

South: By a 6 meters wide road and property bearing Survey Nos. 7/1 and 8/1 of Cujira Village.

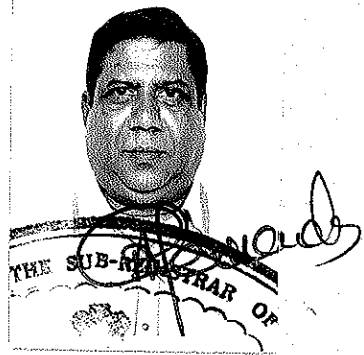
East: By property surveyed under Survey Nos 3/5 and 7/1 of Cujira Village;

West: By Plot A of the same property.



SIGNED AND DELIVERED by:

(1) DR. BIKAJI FONDU CAMOTIM
GHANEKAR AND SUNANDA BIKAJI
CAMOTIM GHANEKAR, REPRESENTED
HEREIN BY ITS ATTORNEY HOLDER
SHRI ANTONIO CAETANO FERNANDES



Caetano Fernandes

SHRI ANTONIO CAETANO FERNANDES

LHTP

RHTP

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Caetano Fernandes

SIGNED AND DELIVERED by

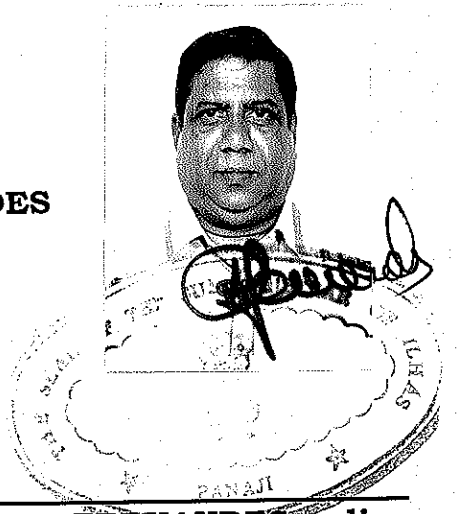
The PURCHASER:

Shri. ANTONIO CAETANO FERNANDES

Alias ANTHONY FERNANDES

Alias TONY FERNANDES

Fernandes



SHRI. ANTONIO CAETANO FERNANDES alias
ANTHONY FERNANDES alias TONY FERNANDES.

LHTP

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AB

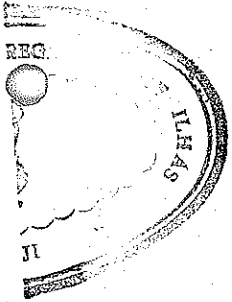


IN THE PRESENCE OF:

1. Deepak Vernekar Deepak

2. Jayanti Kankar Jayanti

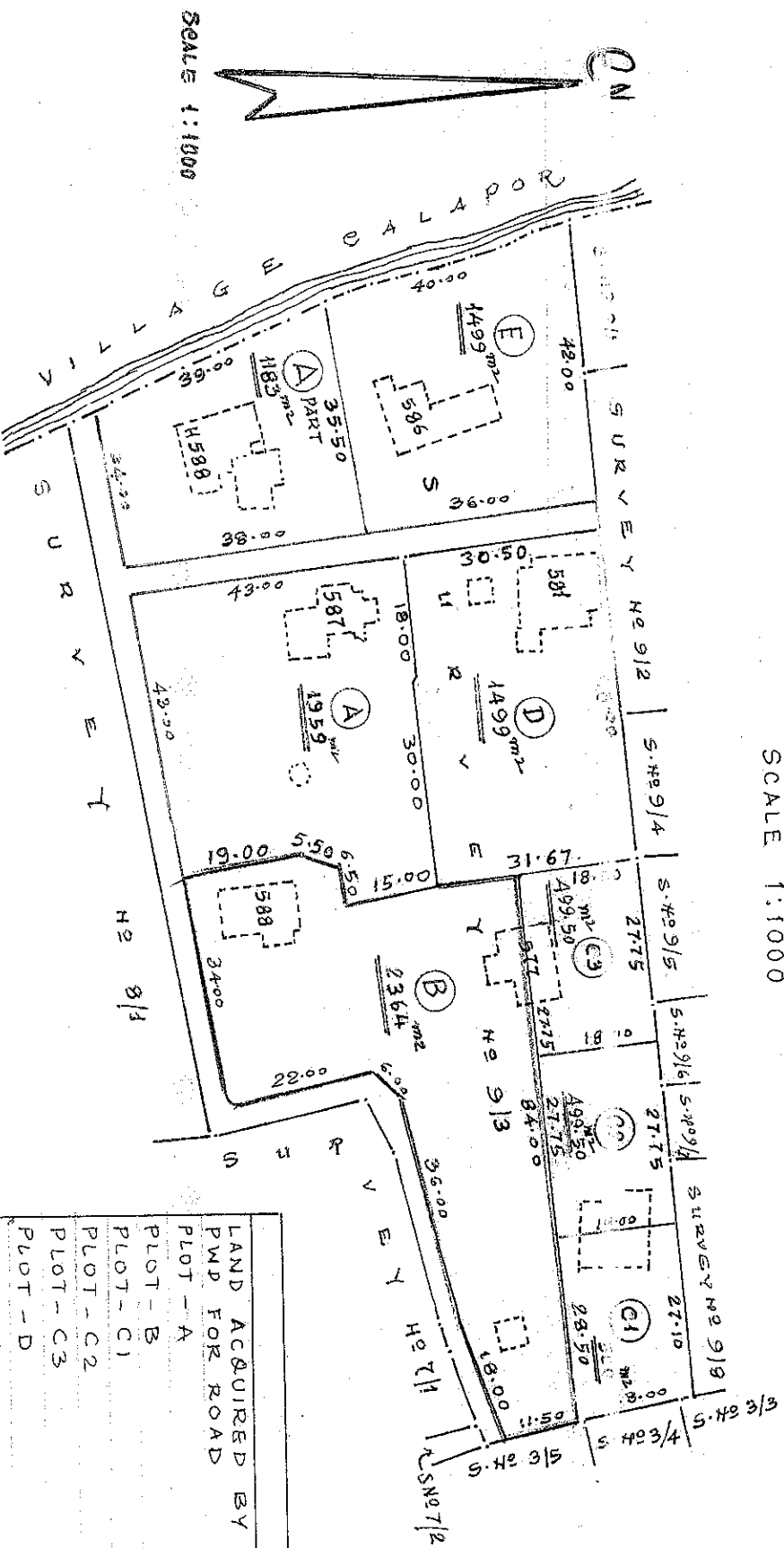
AB



PLAN

SHOWING THEREIN PLOT Nos. A, B, C, C₂, C₃,
D AND E SURVEYED UNDER SURVEY No. 9/3,
SITUATED AT CUTIRA VILLAGE OF TISWADI TALUKA.

SCALE 1:1000



LAND ACQUIRED BY	AREA
PMD FOR ROAD	1222.00M ²
PLOT - A	3142.00M ²
PLOT - B	2364.00M ²
PLOT - C ₁	500.00M ²
PLOT - C ₂	499.50M ²
PLOT - C ₃	499.50M ²
PLOT - D	1499.00M ²
PLOT - E	1499.00M ²
TOTAL PLOT AREA	11225.00M ²



Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 17-03-2016 12:04:19 PM

Document Serial Number : 649

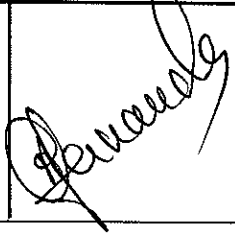
Presented at 11:47:00 AM on 17-03-2016 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1000.00
2	Processing Fees	230.00
	Total :	1230.00

Stamp Duty Required: 15.00

Stamp Duty Paid: 1000.00

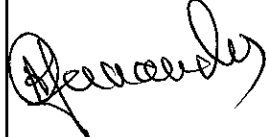
Antonio Caetano Fernandes alias Anthony Fernandes alias Tony Fernandes presenter

Name	Photo	Thumb Impression	Signature
Antonio Caetano Fernandes alias Anthony Fernandes alias Tony Fernandes, S/o Late Jose Fernandes , Married, Indian, age 50 Years, Business, r/o H.No. 1143, Segundo Bairro, Santa Cruz, Tiswadi-Goa PAN No. AACPF6887G			

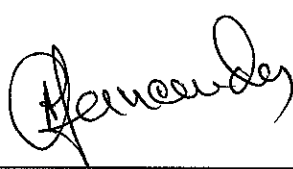
Endorsements

Executant

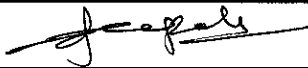
1 . Antonio Caetano Fernandes alias Anthony Fernandes alias Tony Fernandes, S/o Late Jose Fernandes, Married, Indian, age 50 Years, Business, r/o H.No. 1143, Segundo Bairro, Santa Cruz, Ilhas-Goa PAN No. AACPF6887G. As POA holder for the Vendor No's. 1 & 2-Mohan & Suhasini, vide POA dated 15/12/2010, executed before the Notary, Wilfred A. F. Boadita, Panaji, under Reg. No. 17173/2010

Photo	Thumb Impression	Signature
		

2 . Antonio Caetano Fernandes alias Anthony Fernandes alias Tony Fernandes, S/o Late Jose Fernandes, Married,Indian,age 50 Years,Business,r/oH.No. 1143, Segundo Bairro, Santa Cruz, Tiswadi-Goa PAN No. AACPF6887G

Photo	Thumb Impression	Signature
		

Identification

Sr. No.	Witness Details	Signature
1	Deepak Vernekar , S/o Mahesh Vernekar,UnMarried,Indian,age 32 Years,Service,r/o H. No. 947, Santa Cruz, Tiswadi-Goa	
2	Jayanti Kankonkar , D/o Late Shambu Kankonkar,UnMarried,Indian,age 24 Years,Service,r/o H.No. 132, Palem, Siridao, Tiswadi-Goa	

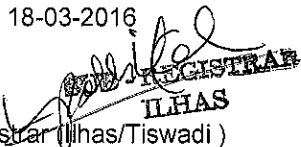
Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar
RUB - REGISTRAR
ILHAS

Book-1 Document
Registration Number PNJ-BK1-00630-2016
CD Number PNJD45 on
Date 18-03-2016


Sub-Registrar (Ilhas/Tiswadi)

Scanned By:- K-chodan kary

Signature:- 

Designed and Developed by C-DAC, ACTS, Pune

