

Rupees Two lakhs Thirty Two thousand only)

FOR CITIZEN CREDIT
CO-OP BANK LTD

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AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO. 1 & 16, SHARDA TERRACES CHSL
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802
D-5/STP(V)/CA/35/33/2011-10

भारत 07105
129286

NON JUDICIAL गोंया
JUN 17 2016



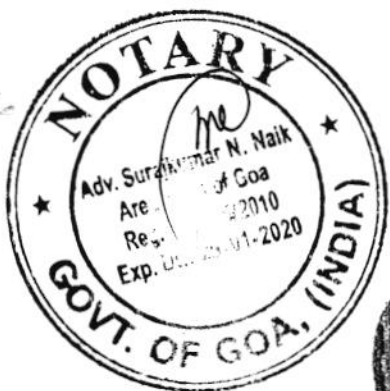
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Rs. 0232000/- PB7122

INDIA STAMP DUTY GOA

CERTIFIED TRUE COPY

Name of Purchaser: KAPIL MADHUKAR BETGIRI



Kapil M. Betgiri

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AGREEMENT FOR SALE

Handwritten signatures and names:
Beti, Vasudev, Sak, Sir, F. G. Shengulde

This Agreement is made and entered on this 17th day of June, 2016 at Vasco da Gama, Goa

BY AND BETWEEN

1. MR. PRASHANT DAMODAR JOSHI, s/o Damodar Krishna alias Krishnaji Joshi, aged about 43 years, Bussinessman, PAN Card No. AFLPJ7654K, married, resident of Nishant Appartment, Flat No. A-7, Audhumbar Nagar, Daund, Dist. Pune - 413 801; 2. MR. SATISH BALKRISHNA PARADKAR, son of Balkrishna Paradkar, aged about 51 years, Service, Adhar card No. 642522378985 married resident of Universal Bldg., B-16, Warje, Pune - 52, 3. MR. SANJAY SHRIPAD DATE, S/o Late Shri. Shripad Date, aged about 50 years, Service, Adhar Card No. 929799094447, resident of 53/A, Kanchan Nagar Housing Society, Nakshtra wadi, Paithan Road, Aurangabad - 431 001; 4. MRS. SANGITA SATISH VAIDYA, w/o of Mr. Satish K. Vaidya, aged about 51 years, Housewife, married, PAN Card No. AFUPV1663F, resident of C/23, Alankar Housing Society, Dombivili (E); 5. MR. PRAMOD GANGADHAR GHANGURDE, s/o Gangadhar Ghangurde, aged about 59 years, Bussiness, married, PAN Card No. ADGPG7528J, resident of right Bhusari Colony, Shree Appartment, Flat No. 302, opp. Post office, Pune - 411029 hereinafter jointly referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators, successors and assigns) of the ONE PART;

2. MR. KAPIL MADHUKAR BETGIRI, son of Mr. Madhukar Balram Betgiri, aged about 36 years, businessman, PAN Card No. AGUPB6081C, bachelor, resident of House No. D-12, Baida, Nuvem, Salcete, Goa hereinafter referred to as the "DEVELOPER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his legal heirs representatives, nominees, administrators and assigns) of the OTHER PART

All the above parties are Indian Nationals.

WHEREAS there exists ALL THAT property known as Maimollem, Primeira Adicao bearing Chalta No. 28 to 41 of P. T. Sheet No. 100 admeasuring an area of 1630.00 Square metres situated at Maimollem, Vasco da Gama, Taluka, Mormugao, Goa, with in the area of Vasco Municipal Council, Mormugao District, South Goa, Goa including existing structures, rights, interest therein which is

Prashant Joshi *Paradkar* *Sanjay Date* *Sangita Vaidya* *Pramod Ghangurde*



more particularly described in SCHEDULE - I hereunder written and better shown delineated in red boundary line in the plan annexed hereto (herein after referred as to the "Said Property")

AND WHEREAS the VENDORS have represented that the VENDORS are the sole, exclusive and absolute owners or otherwise entitled to the Said Property which shall be compulsorily allotted unto the VENDORS through the consent of all the other co-owners.

AND WHEREAS the VENDORS have offered for sale and/or transfer, assignment of the Said Property unto and in favour of the DEVELOPER so as to enable the DEVELOPER to develop and sell the constructed units therein to third party specifically consisting of flats, shops, garages etc. and accordingly the DEVELOPER has agreed to purchase the same for the total consideration as follows:

a. DEVELOPER shall construct and deliver to the VENDORS free of cost total of three numbers of 2BHK apartments and one 1BHK Apartment flat totally admeasuring super built-up area of 340.00 square metres approximately to be handed over to the VENDORS free of cost as consideration which are more particularly described in SCHEDULE - II hereunder written to be constructed in the Said Property (which shall be jointly hereinafter referred to as the 'SAID VENDORS PREMISES') and further that the VENDORS shall retain proportionate undivided share in the Said Property.

S. No	Flat No.	Floor	Area in Sq. Mts. (Super built-up)	To be allotted to
1.	105	1 st Floor	98.00	Mr. PRAMOD G GHANGURDE
2.	204	2 nd Floor	94.00	Mr. PRASHANT D JOSHI
3.	205	2 nd Floor	57.00	Mr. PRASHANT D JOSHI
4.	304	3 rd Floor	94.00	Mr. PRASHANT D JOSHI

AND

b. The DEVELOPER shall also pay the monetary consideration of Rs. 10,00,000.00 (Rupees Ten Lakhs Only) payable in favour of Shri. Prashant Damodar Joshi out of which the DEVELOPER has

Joshi *Prashant* *Sak* *Sir. P. Ghangurde*

paid prior to the signing this agreement a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) vide Cheque bearing No. 015572 dated 17.03.2016 for Rs. 4,50,000.00 drawn on Central Bank of India, Vasco branch and Rs. 50,000.00 through NEFT transfer vide UTR No. ANDBN15311771505 dated 07.11.2015 and the balance monetary consideration of Rs. 5,00,000.00 (Rupees Five Lakhs Only) has been paid today vide cheque No. 084202 dated 14.06.2016 drawn on Central Bank of India.

NOW THEREFORE THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The VENDORS have agreed to absolutely transfer, assign, sale and convey ALL THAT the Said Property which is better shown delineated in red boundary line in the plan annexed hereto and more particularly described in SCHEDULE - I written hereunder absolutely unto and in favour of the DEVELOPER for the total price consideration as under:

a. DEVELOPER shall construct and deliver to the VENDORS free of cost SAID VENDORS PREMISES being three numbers of 2BHK apartments and one 1BHK Apartment flat totally admeasuring super built-up area of 340.00 square metres approximately to be handed over to the VENDORS as under free of cost as consideration which are more particularly described in SCHEDULE - II hereunder written to be constructed in the Said Property.

S. No	Flat No.	Floor	Area in Sq. Mts. (Super built-up)	To be allotted to
1.	105	1 st Floor	98.00	Mr. PRAMOD G GHANGURDE
2.	204	2 nd Floor	94.00	Mr. PRASHANT D JOSHI
3.	205	2 nd Floor	57.00	Mr. PRASHANT D JOSHI
4.	304	3 rd Floor	94.00	Mr. PRASHANT D JOSHI

AND

b. The DEVELOPER shall also pay the monetary consideration of Rs. 10,00,000.00 (Rupees Ten Lakhs Only) payable in favour of Shri. Prashant Damodar Joshi out of which the DEVELOPER has paid prior to the signing this agreement a sum of Rs. 5,00,000/-

Prashant Damodar Joshi *Prashant Damodar Joshi* *Prashant Damodar Joshi* *Prashant Damodar Joshi* *Prashant Damodar Joshi*

Suba
N. Nair
Goa

(Rupees Five Lakhs Only) vide Cheque bearing No. 015572 dated 17.03.2016 for Rs. 4,50,000.00 drawn on Central Bank of India, Vasco branch and Rs. 50,000.00 through NEFT transfer vide UTR No. ANDBN15311771505 dated 07.11.2015 and the balance monetary consideration of Rs. 5,00,000.00 (Rupees Five Lakhs Only) has been paid today vide cheque No. 084202 dated 14.06.2016 drawn on Central Bank of India.

2. a. The DEVELOPER subject to any reasons of non-availability of material/s, labour and/or water supply, electric power/drainage/sewage connection or any reason of war, civil commotion or any act of God, notice order, rule or notification of the Government or 'Force Majeure' and/or any other circumstances beyond the DEVELOPER's control including owing to delay in granting completion/occupancy certificate, unavailability of water and electricity connection, the DEVELOPER shall complete the construction of the SAID VENDORS PREMISES in all respects and ensure that the same is kept ready for occupation within a period of 30 months from the date of signing this agreement with further six months grace period.

b. Within 10 days of the DEVELOPER offering possession of the SAID VENDORS PREMISES, the VENDORS shall take possession thereof after inspecting the same in all respects as no any further grievance/claim/objection would be entertained thereafter and it shall be deemed that the possession of the SAID VENDORS PREMISES has been delivered unto the VENDORS.

c. If for reasons other than the ones stipulated in clause (a) herein above, the DEVELOPER are unable to or fails to give possession of the SAID VENDORS PREMISES to the VENDORS within the date specified hereinabove of 36 months, the DEVELOPER shall be bound to pay monthly compensation of Rs.10,000/- per month per unit.

3. The VENDORS hereby expressly and irrevocably authorise, empower and permit the DEVELOPER to enter upon the Said Property for the purpose of undertaking development, improvement and carrying on the construction activities in the Said Property without any interference, objection of any nature whatsoever from the VENDORS and/or any one claiming through them.

Polis *Maradup* *Sate* *S. M.* *P. G. Charyulu*

4. The VENDORS hereby expressly and irrevocably authorise, empower and permit the DEVELOPER to sell, transfer, assign and/or convey the constructed units in the Said property unto such third parties upon such terms as the DEVELOPER deems fit absolutely and forever without any restrictions excluding the SAID VENDORS PREMISES.

5. The VENDORS by themselves and/or cause such parties at the option of the DEVELOPER, shall be compulsorily bound to transfer, assign, sell and/or execute the necessary conveyance, transfer, assignment of the Said Property, any part thereof and/or constructed units thereon unto and in favour of the DEVELOPER or his nominee/assignee as the case may be (excluding the SAID VENDORS PREMISES), as the VENDORS are only entitled to the consideration as agreed in clause (1) above.

6. The DEVELOPER or his nominees/s, assignees shall be entitled to demand specific performance of this contract as the VENDORS are only entitled as a consideration as appearing in clause (1) above. All the costs and expenses relating to the aforesaid transfer, sale, conveyance etc. of the Said Property or any part thereof in the name of the DEVELOPER or his subsequent purchaser/buyer/assignee/nominee shall be borne by the DEVELOPER without any cost to the VENDORS but however cost, expenses for the transfer/assignment of the SAID VENDORS PREMISES agreed to be delivered to the VENDORS and/or their assignee/nominee, if any shall be exclusively/solely borne by the VENDORS without any cost/expense to the DEVELOPER.

7. The VENDORS confirm that they have good, marketable, exclusive and absolute title to the Said Property and shall at the request of the DEVELOPER produce all such title deeds and documents as are required to establish their title to the Said Property except that there are presently tenants which shall be the responsibility of the DEVELOPER to settle at his cost for which the VENDORS hereby grants their absolute no objection and express permission.

8. The VENDORS confirm that there are no any litigation or any legal proceedings pending before any Court/Authorities in respect of the Said Property.

9. The VENDORS confirm that the Said Property are not subject to any notice or notifications or proceedings under the Land Acquisition Act or Administration of Evacuee Properties Act.

Handwritten signatures and initials:
 P. S. ...
 D. S. ...
 S. S. ...
 P. G. ...
 P. G. ...



CA

raikar
a S. S. S.



10. The VENDORS confirm that there are no difficulties, legal or otherwise for the sale, transfer, assignment of the Said Property which is absolutely free from encumbrances and there is no attachment or notices from the Central and State Govt. or any other local body or authority under or any schemes or legislative enactment or any other Act or statute, law or regulation in the Said Property except of the encumbrance of the statutory tenants.

11. The DEVELOPER shall be free at his own discretion to put up advertisement board/hoarding in the Said Property subject to the DEVELOPER obtaining required permission from the concerned authorities.

12. The VENDORS do hereby covenant with the DEVELOPER that they shall be entirely responsible and compensate for any loss suffered by the DEVELOPER or his assignee/nominee due to any claim, demand of any third party/ies to the title of the Said Property or any part thereof (except statutory tenants).

13. The VENDORS shall and will from time to time and at all times hereafter at the request of the DEVELOPER shall be compulsorily bound to execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely grant and assuring the Said Property granted unto and to the use and enjoyment of the DEVELOPER or his nominees as may be required excluding SAID VENDORS PREMISES.

14. At any time after signing of the present Agreement (notwithstanding with the grant of general comprehensive power of attorney), the VENDORS shall make, sign and execute such applications, petitions, documents, letters and declarations as are required by the DEVELOPER and hereby authorise, empower and clothe the DEVELOPER irrevocably to sign on behalf of and to represent the VENDORS for the purpose of signing, executing and submitting all applications, drawings, plans and all such other documents that may be necessary to be signed or executed before for all the concerned authorities for the purpose of constructions, development, improvement including obtaining and renewing permissions, licenses of constructions, NOC's and statutory approvals and certificates from the concerned authorities such as Mormugao Municipal Council, Planning & Development Authority etc. The entire cost and expenses of all such applications, documents, petitions and declarations and

Asst. Manager *Satz* *Sd/- P. G. Charyula*

building plans, licenses, architect, Engineer's fees shall however be borne by the DEVELOPER. The DEVELOPER shall also be liable to reimburse the VENDORS in respect of any claims against the VENDORS in the event of any violations of regulations constructions in the Said Property.

15. The VENDORS shall fully co-operate with the DEVELOPER to obtain necessary water, sewage and electricity connections as also occupancy/completion certificate to the building and/or buildings in the Said Property.

16. The DEVELOPER hereby indemnify the VENDORS of all claim in respect of any injury or accident to artisan/workman or any other persons in the Said Property whether in employment or not.

17. The DEVELOPER shall be absolutely free to sell, transfer, assign, allot and/or convey all the constructed units in the Said Property (excluding the SAID VENDORS PREMISES) to any person/s or party or parties of his own choice and upon such terms and conditions as the DEVELOPER deems fit, at his entire discretion and to appropriate the sale proceeds entirely for himself and accordingly the VENDORS hereby authorise, empower and clothe the DEVELOPER irrevocably in this behalf and shall have no objection whatsoever for the DEVELOPER to enter into any type of agreement/s, contracts, deed/s with person or persons of his own choice for the sale or disposal of the constructed units and/or the Said Property without any reference to the VENDORS and further the VENDORS agree to join to such agreement/s or conveyance deed with the prospective DEVELOPER or his assignee/nominee for the sale, transfer and/or assign of the aforesaid units constructed in the Said Property and/or the Said Property or any parts thereof upon the requests from the DEVELOPER in this regard excluding the SAID VENDORS PREMISES.

18. All notices to be served on the DEVELOPER and the VENDORS shall be deemed to have been duly served if sent at their addresses above mentioned by Registered Post A.D.

a. Mr. Prashant Damodar Joshi, resident of Nishant Appartment, Flat No. A-7, Audhumbar Nagar, Daund, Dist. Pune - 413 801

b. Mr. Satish Balkrishna Paradkar, resident of Universal Bldg., B-16, Warje, Pune - 52

Joshi *Paradkar* *Satish* *Siddharth P. Ghosh*

- c. Mr. Sanjay Shripad Date, resident of 53/A, Kanchan Nagar Housing Society, Nakshtra wadi, Paithan Road, Aurangabad - 431 001
- d. Mrs. Sangita Satish Vaidya, resident of C/23, Alankar Housing Society, Dombivili (E)
- e. Mr. Pramod Gangadhar Ghangurde, resident of right Bhusari Colony, Shree Apartment, Flat No. 302, opp. Post office, Pune - 411029

18. The VENDORS immediately prior to taking over possession shall be bound to pay any taxes, charges, fees and/or deposits which shall be determined by the DEVELOPER.

19. The parties hereto are entitled to claim specific performance of the terms of this agreement.

20. The DEVELOPER shall intimate to the OWNERS the completion of the casting of each slabs, completion of massonary, completion of plaster and upon obtaining Occupancy certificate.

21. The DEVELOPER shall be solely be responsible incase of any claim/litigation by the statutory tenants in the Said Property and/or with the prospective purchaser/buyer of units constructed in the Said Property and under no circumstances the VENDORS shall be liable and/or responsible for the same.

22. All disputes which may rise between the parties to this Agreement, whether in relation to the interpretation of the clauses and conditions of this Agreement and about the performance of these presents or concerning any act of omission of the other party to the disputes or to any act which ought to be done by the parties in disputes or in relation to any matter whatsoever concerning this Agreement shall be referred to arbitration in accordance with the provisions of Arbitration and Conciliation Act, 1996.

22. The DEVELOPER shall, depending on the circumstances, decide whether or not a co-operative society limited company, trust, association or other legal entity shall be formed for the maintenance and management of the building/buildings. In case a co-operative housing society or other legal entity is decided to be formed, the VENDORS undertake to join the same as promoter members and for this purpose sign all necessary

[Signatures] P. Ghangurde



applications and papers, abide by the applicable laws and rules and bear their proportionate share of expenses relating thereto provided .

23. It is agreed that in case a co-operative housing society and/or legal entity is decided to be formed by the DEVELOPER, the VENDORS shall transfer the Said Property to the said society or other legal entity.

24. The possession of the Said Property has not been delivered and the same shall be done by appropriate documents.

25. The consideration under this agreement is totally valued at Rs. 58,00,000/- (Rupees Fifty Eight Lakhs Only) which is the fair market value of the Said Property.

SCHEDULE - I

ALL THAT property known as Maimollem, Primeira Adicao bearing Chalta No. 28 to 41 of P. T. Sheet No. 100 admeasuring an area of 1630.00 Square metres situated at Maimollem, Vasco da Gama, Taluka, Mormugao, Goa, with in the area of Vasco Municipal Council, Mormugao District, South Goa, Goa including existing structures, rights, interest herein under which is better show delineated in red boundary line in the plan annexed hereto and the aforesaid property is bounded as under:

On the North : By Municipal Road
On the South : By Chalta No. 116 P.T. Sheet No. 121
On the East : By Chalta No. 106 P. T. Sheet No. 121
On the West : By Chalta No. 19 P. T. Sheet No. 100

SCHEDULE - II

Details of VENDORS flats

S. No	Flat No.	Floor	Area in Sq. Mts. (Super built-up)	To be allotted to
1.	105	1 st Floor	98.00	Mr. PRAMOD G GHANGURDE
2.	204	2 nd Floor	94.00	Mr. PRASHANT D JOSHI
3.	205	2 nd Floor	57.00	Mr. PRASHANT D JOSHI
4.	304	3 rd Floor	94.00	Mr. PRASHANT D JOSHI

Prashant Joshi *Devedas* *Suk* *Sir* *P. Ghangurde*



TA
Surajku
Area St
Reg. No
100

Flat No. 105

On the North : Passage & Staircase
 On the South : Rear set back of the building
 On the East : Flat No. 104 & Side set back of the building
 On the West : Dead wall

Flat No.204

On the North : Flat No. 203
 On the South : Flat No. 205
 On the East : Side set back of the building
 On the West : Passage & Staircase

Flat No.205

On the North : Flat No. 204
 On the South : Rear set back of the building
 On the East : Side set back of the building
 On the West : Flat No. 206

Flat No.304

On the North : Flat No. 303
 On the South : Flat No. 305
 On the East : Side set back of the building
 On the West : Passage & Staircase

SCHEDULE - III
BUILDING SPECIFICATION

STRUCTURE

Approved RCC structure. Anti-termite treatment to be provided at foundation and plinth stage.

WALLS

Walls to be built in laterite/cement block/mud/brick masonry/AAC Block in cement mortar.

PLASTER

Internal wall will be with single coat cement plaster and externally with double coat sand faced cement plaster.

PAINTING

Dev *Varad* *Sah* *Sider* - P. G. Chongyuh


External walls will be painted with Good quality Exterior plain. Internal walls and ceilings will be finished with acrylic plaster followed by two coats of oil bound distemper.

WATERPROOFING

All toilets, bathroom, open terraces, sloping roofs, balconies and chajjas shall be waterproofed with Indian Standard Waterproofing method.

FLOORING AND SKIRTING

All flooring and skirting (except toilets and bathrooms) will be in vitrified tiles in plain color series, laid on cement mortar bedding.

TOILETS AND BATHROOMS

Flooring will be in Ceramic Tiles in plain color series. Dado in toilets will be up to full height in glazed tiles (printed and plain combination). Toilets will be provided with European Water Commode (E.W.C.). All the sanitary ware in toilets shall be of CERA or equivalent make with the Wash basin and E.W.C. being in white color. Sanitary fittings will be of CRABTREE or Equivalent make.

KITCHEN

Kitchen will be provided with Cooking Platform of Granite with single bowl stainless steel sink. The Kitchen Platform backing will have a Dado up to a height of two feet in glazed tiles.

DOORS

Main door shall be of first class teak wood with French polish provided with brass fitting, door stopper, peep hole and a brass handle. All other door frames shall be of seasoned wood or fiber glass material and the shutters will be in marine plywood or fibre glass material. Internal doors will be provided with powder coated tower bolt, handle and door stopper. All internal doors if it is of marine Plywood shall be painted with one coat primer and two coats of oil paint.

WINDOWS

Windows will be in aluminum $\frac{3}{4}$ " series and shall be powder coated.

WATER SUPPLY

Water supply will be provided through a common over head tank and underground sump which will service the entire complex.

ELECTRICALS

All the Electrical Wiring will be in Copper and Concealed in P.V.C. Conduits Switches will be in modular series and individual Electrical Points will be as follows:

LIVING ROOM

2 Fan points, 2 Light points, 1 Chandelier point, Three 5 Amp plug points, 1 Bell point, 1 Telephone point, 1 T.V. point, 1 A.C. point.

LIVING ROOM (Balcony)

Resin *Karadip* *Sch* *Sdr* *P.C. Gharg*

1 Light point

MASTER BED ROOM

1 Fan point, 2 Light point, One 5 Amp plug point, 1 A.C. point.

MASTER BED ROOM (Balcony)

1 Light point.

BED ROOM

1 Fan point, 2 Light point, One 5 Amp plug point.

BED ROOM (Balcony)

1 Light point.

KITCHEN

1 Light point, 1 Exhaust Fan Point, Two 5 Amp plug points and One 15 Amp.

KITCHEN (Balcony)

1 Light point, One 15 Amp Washing Machine point.

TOILETS

1 Light point, 1 Exhaust Fan Point, One 5 Amp plug points and One 15 Amp

EXTRA WORK: Any extra work executed by the DEVELOPER at the request of the VENDORS shall entitle the DEVELOPER to receive from the VENDORS such prices as per the prevailing market rate for such work and the decision of the Architect of the DEVELOPER in this regard shall be final and binding

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seals to these presents in the presence of two witnesses on the day, year and place first hereinabove written.

Poshi

Varadachari

Sate

Sate

P. G. G. G. G. G.

[Signature]

ST.

v. Suraj

[Signature]

SIGNED, SEALED AND DELIVERED
by the within named VENDORS
MR. PRASHANT DAMODAR JOSHI



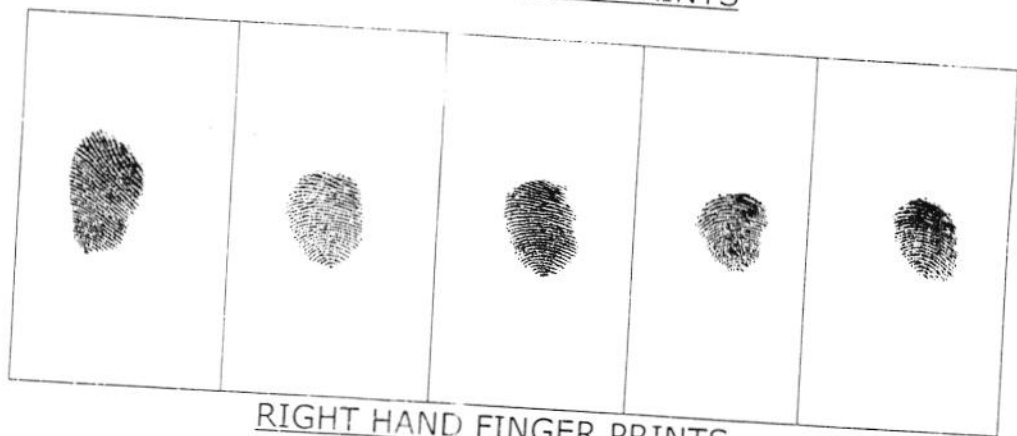
Prashant Joshi



L.H.T.I.

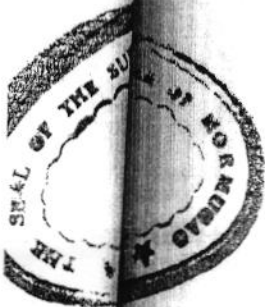


LEFT HAND FINGER PRINTS



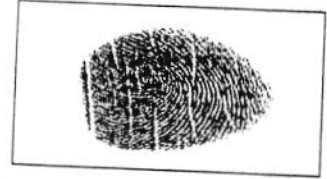
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Prashant Joshi *Damodar Joshi* *Sak* *Sir P. G. Chhangurk*
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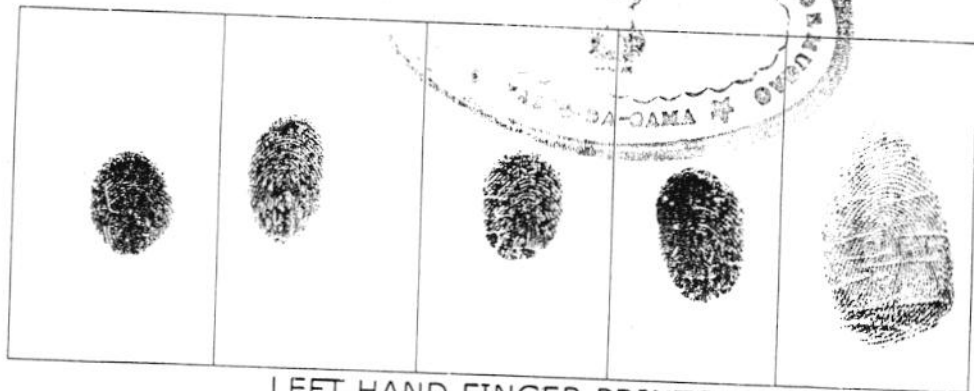


MR. SATISH BALKRISHNA PARADKAR

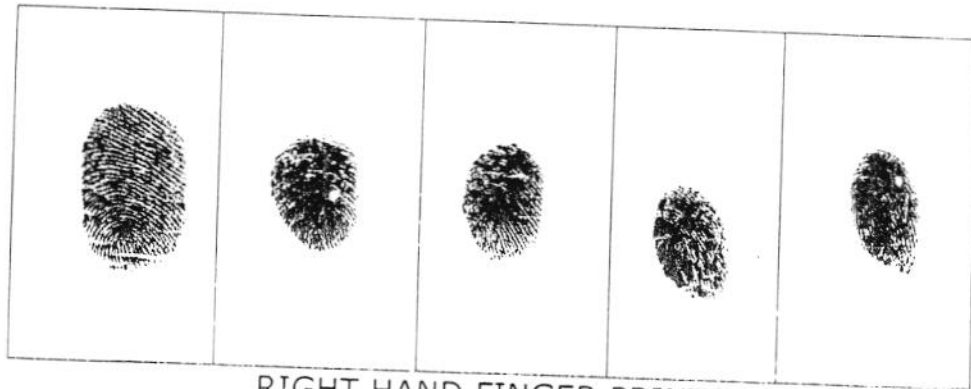
Paradkar



L.H.T.I.



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

Paradkar *Sate* *Sate* *P. G. Chavhan*

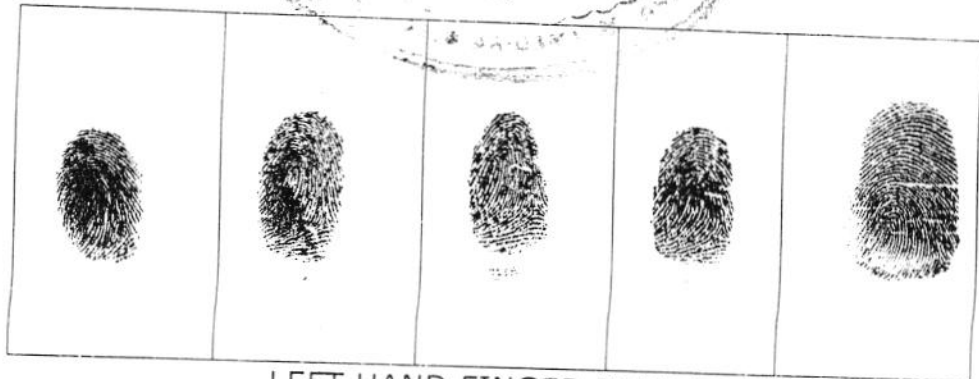
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MR. SANJAY SHRIPAD DATE

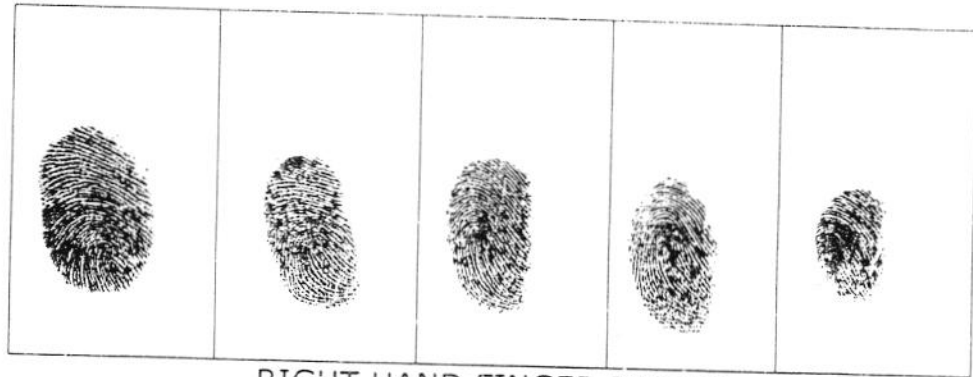
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LEFT HAND FINGER PRINTS

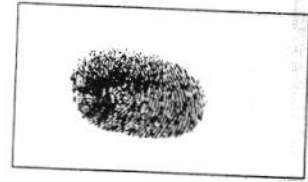


RIGHT HAND FINGER PRINTS

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 Naradly Satz Satz P.G. Chaudhary

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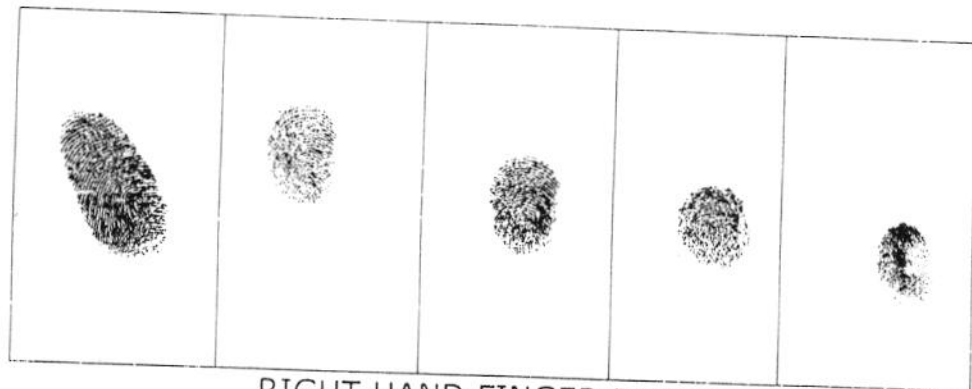
MRS. SANGITA SATISH VAIDYA



L.H.T.I.



LEFT HAND FINGER PRINTS



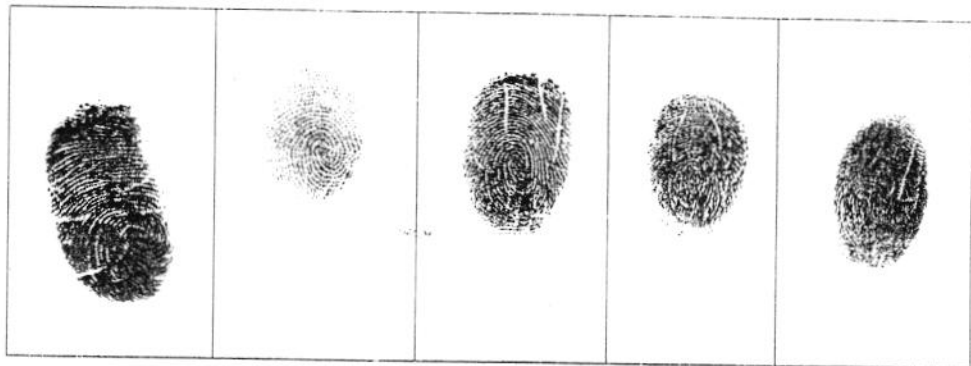
RIGHT HAND FINGER PRINTS

Notary *Verodan* *Sah* *Sah* *P. G. Choudhary*

RR



MR. PRAMOD GANGADHAR GHANGURDE

PG GhangurdeLEFT HAND FINGER PRINTSRIGHT HAND FINGER PRINTS

P. Ghangurde Narayan Sah P. Ghangurde

P. Ghangurde

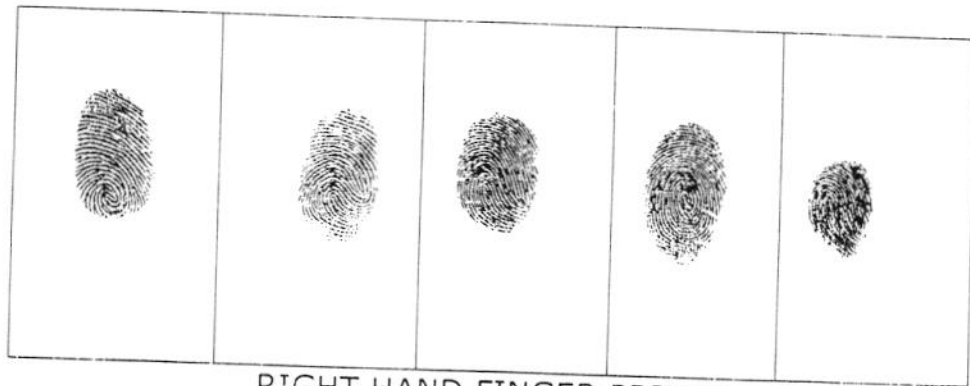
SIGNED, SEALED AND DELIVERED
by the within named DEVELOPER
MR. KAPIL MADHUKAR BETGIRI




L.H.T.I.



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

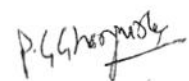
WITNESSES:

1. Bresad v. pantalkar

2. Anupanti Karnat











GOVERNMENT OF GOA

Directorate of Settlement and Land Records

Inspector of Survey and Land Records, Vasco-Goa

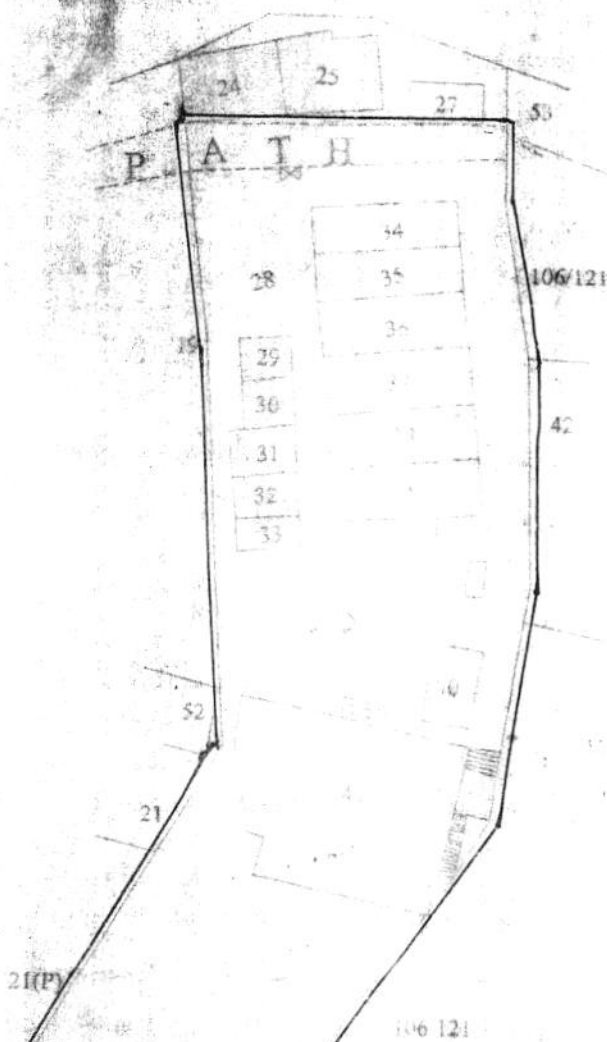
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Vasco City

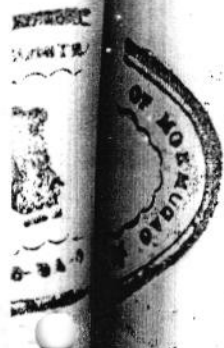
PT Sheet No. 100/ Chalts No. 24, 25, 27 To 41

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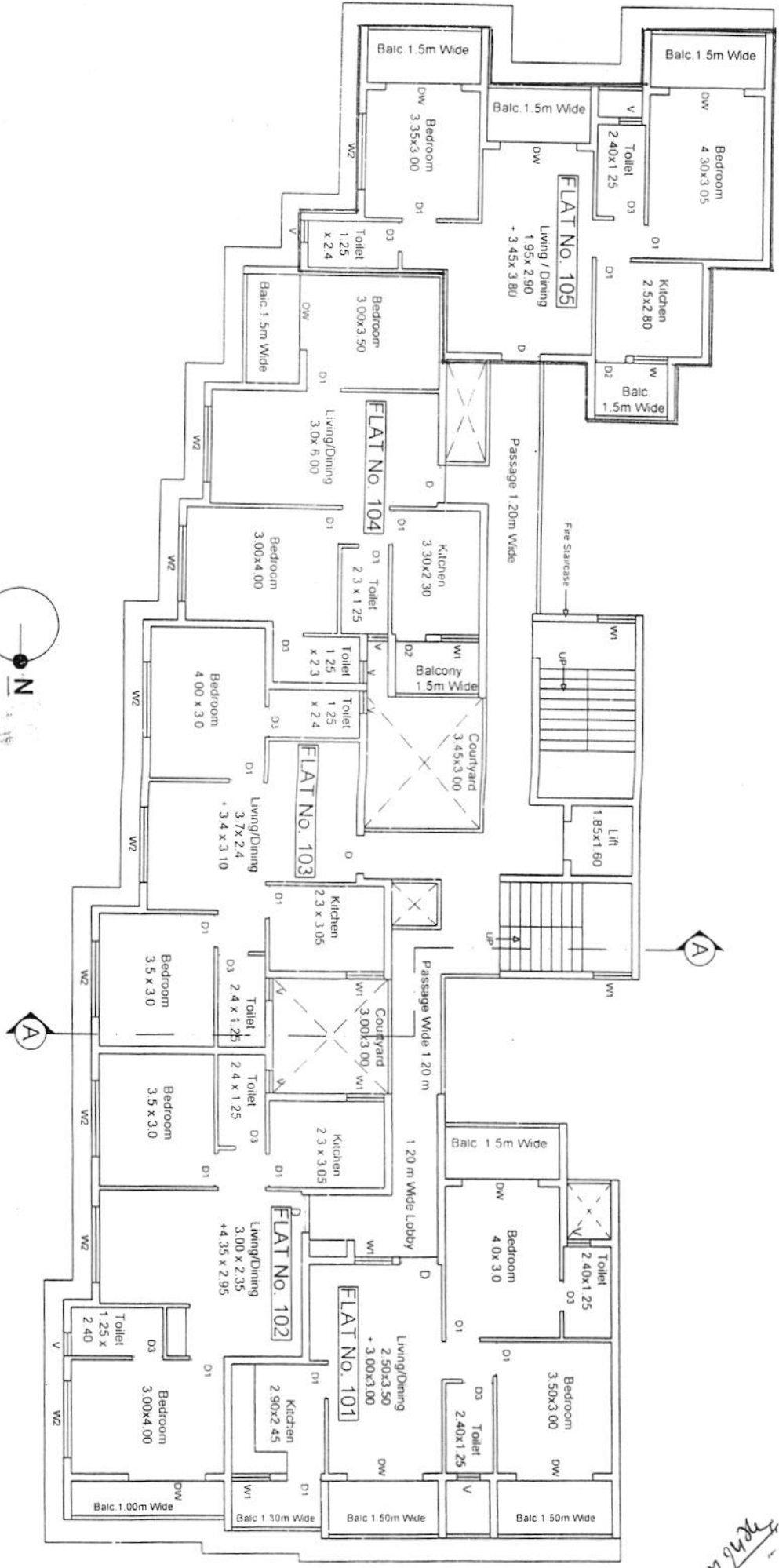
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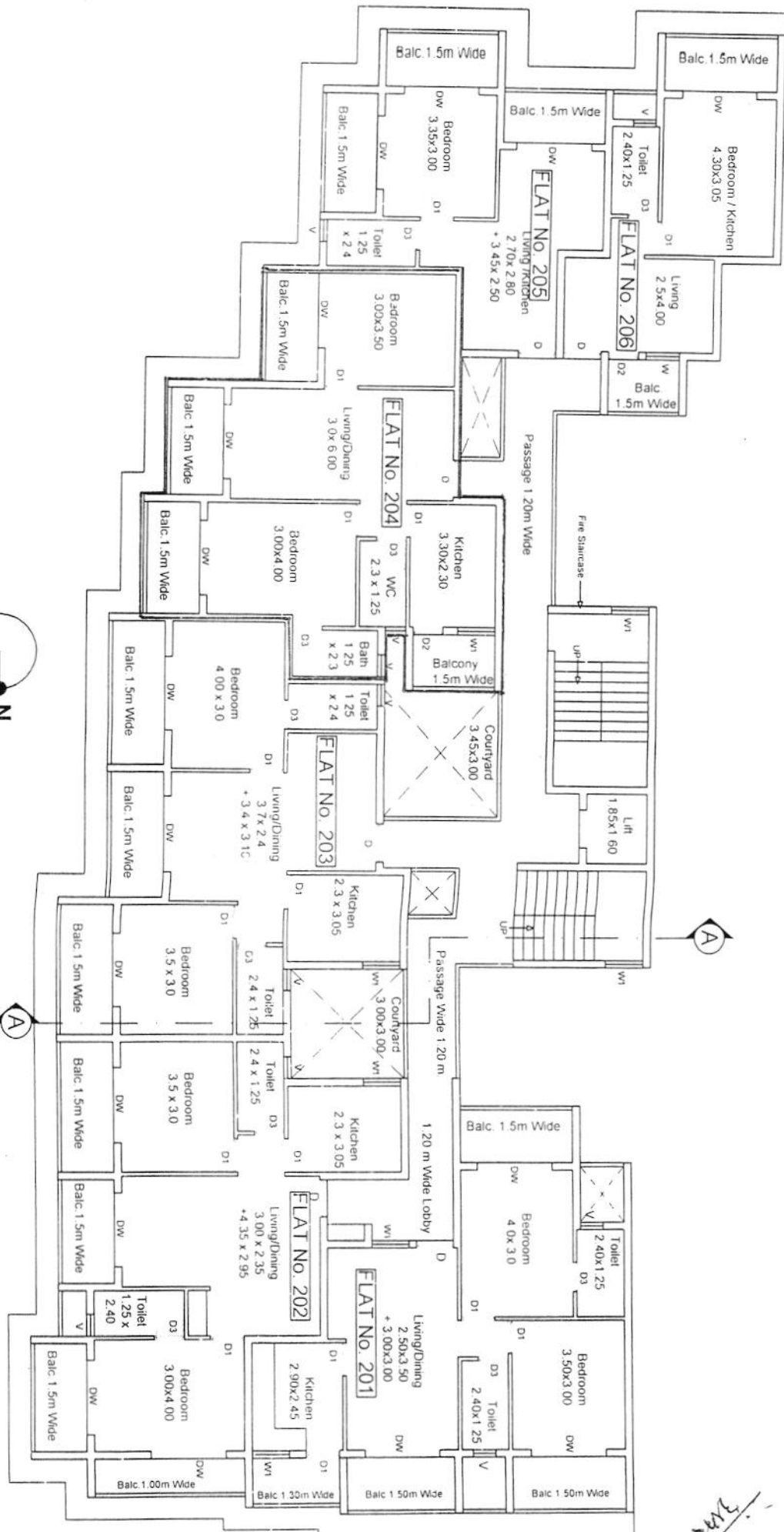
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P. Chhangudh



FIRST FLOOR PLAN



Handwritten signatures and notes:
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P. Chavhan
D. S. Chavhan



TYPICAL SECOND FLOOR PLAN

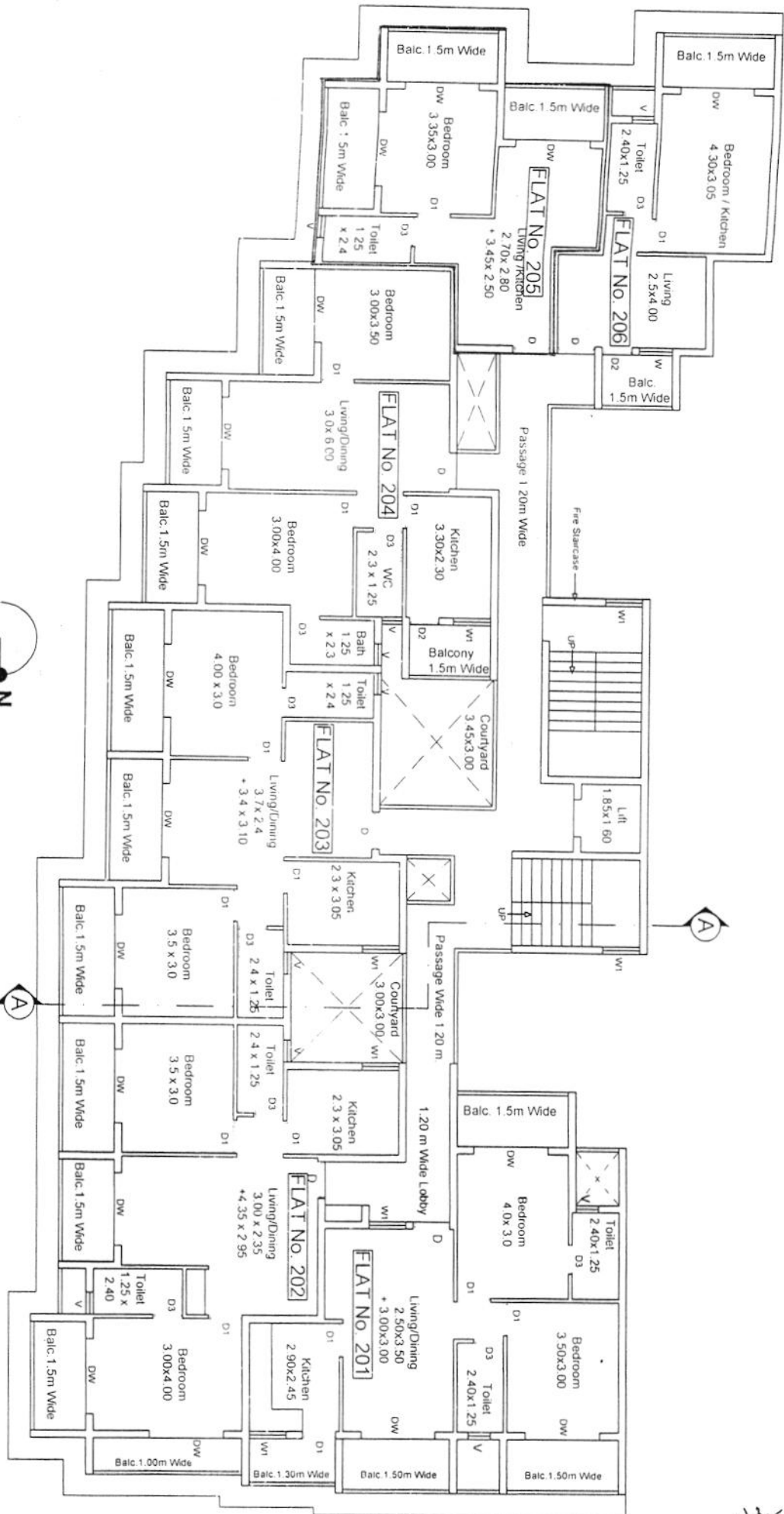
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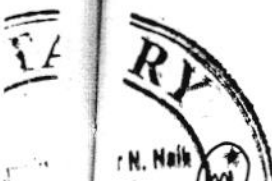
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Pichangara

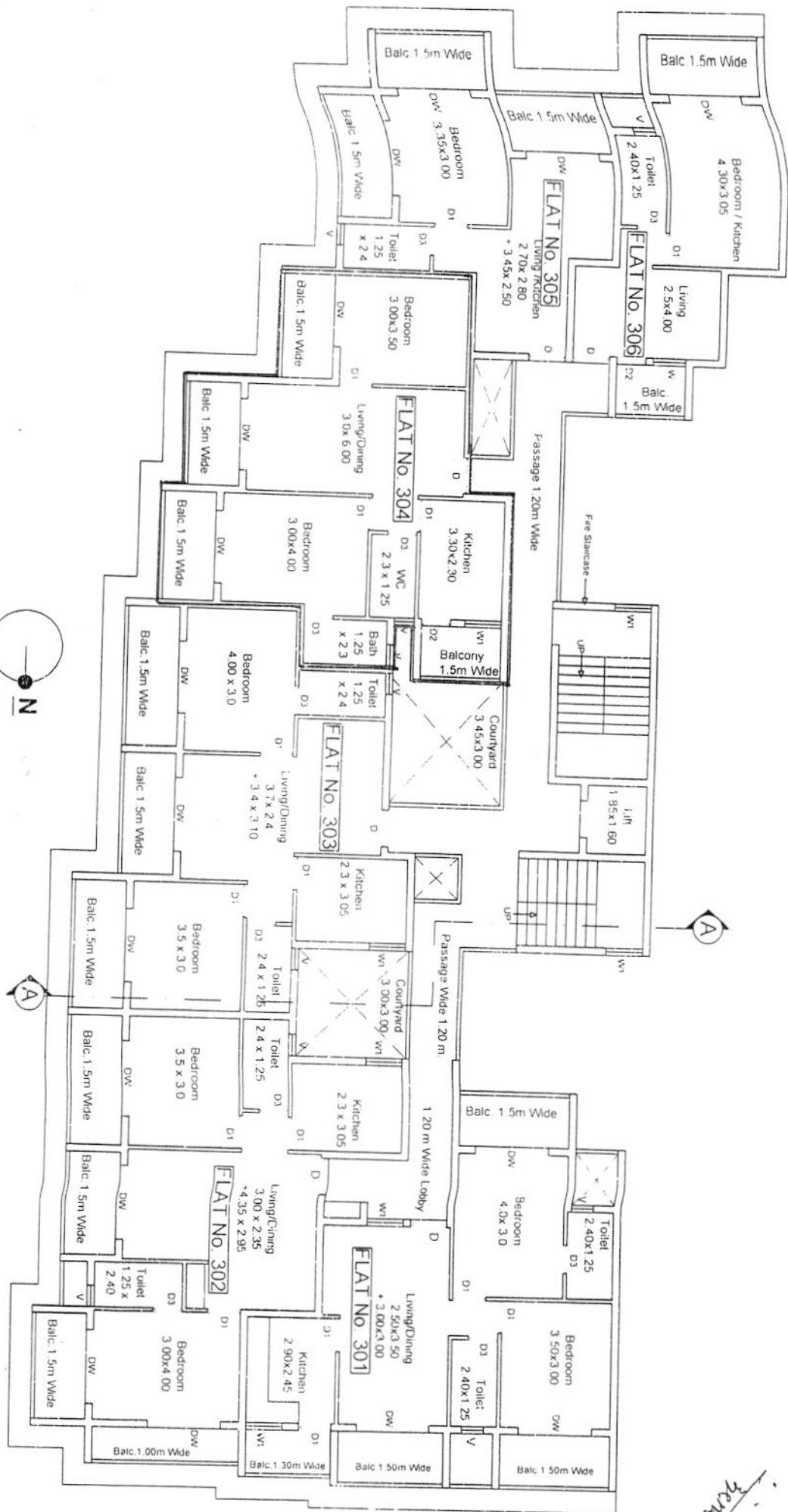
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TYPICAL SECOND FLOOR PLAN



Handwritten notes:
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TYPICAL THIRD FLOOR PLAN



Approved
Sale
Side
P.C. Chatterjee
Bozi

ARY
 Kumar N. Nalla
 son of Goo

Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 17-06-2016 03:17:20 PM

Document Serial Number : 1178

Presented at 11:48:00 AM on 17-06-2016 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	500.00
2	Processing Fees	390.00
	Total :	890.00

Stamp Duty Required: 168200.00

Stamp Duty Paid: 232000.00

Kapil Madhukar Betgiri presenter

Name	Photo	Thumb Impression	Signature
Mr. Kapil Madhukar Betgiri, s/o Mr. Madhukar Balram Betgiri, Married, Indian, age 36 Years, Business, r/o R/o. D-12, Baida, Nuvem, Salcete-Goa for self and as attorney for Vendors from serial No. 1 to 5.			

Endorsements

Executant

1. Mr. Prashant damodar Joshi, s/o damodar alias Krishnaji Joshi, Married, Indian, age 42 Years, Business, r/o Nishant apartment, Flat No. A-7, Anumbar Nagar, Daud, Pune

Photo	Thumb Impression	Signature
		

ARI

Sumar N. Naik
State of Goa

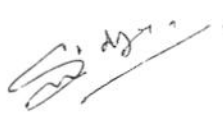
2. Mr. Satish Balkrishan Paradkar, son of Balkrishna Paradkar, Married, Indian, age 51 Years, Service, r/o R/o. Universal Bldg, B-16, Warje, Pune-52, 3.

Photo	Thumb Impression	Signature
		

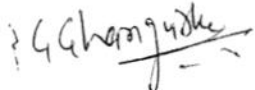
3. Mr. Sanjay Shripad Date, Shri. shripad Date, Married, Indian, age 49 Years, Service, r/o R/o. 3/A, Kanchan Nagar, Housing Society, Nakshtra Wadi, Paithan Road, Aurangabad.

Photo	Thumb Impression	Signature
		

4. Mrs. sangita satish Vaidya, wife of satish K. Vaidya., Married, Indian, age 51 Years, House-Wife, r/o R/o. Alankar Housing Society, Dombivili (E); 5,

Photo	Thumb Impression	Signature
		

5. Mr. Pramod Gangadhar Ghangurde, Gangadhar Ghangurde, Married, Indian, age 58 Years, Business, r/o R/o. right Bhusari Colony, Shree apartment, Flat No. 302, opp. post office, pune.

Photo	Thumb Impression	Signature
		

6. Mr. Kapil Madhukar Betgiri, s/o Mr. Madhukar Balram Betgiri, Married, Indian, age 36 Years, Business, r/o R/o. D-12, Baida, Nuvem, Salcete-Goa for self and as attorney for Vendors from serial No. 1 to 5.

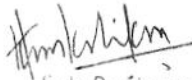
Photo	Thumb Impression	Signature
		

Sr No.	Witness Details	Signature
1	Adv. A. Suresh Rao , S/o Subba Rao, Married, Indian, age 51 Years, Advocate, r/o Vasco da Gama Goa.	

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune


Sub-Registrar

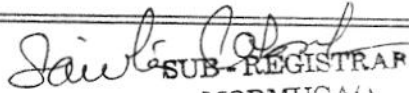
SUB - REGISTRAR
MORMUGAO



Book-1 Document
Registration Number MOR-BK1-01137-2016
CD Number MORD14 on
Date 20-06-2016


Sub-Registrar (Mormugao)

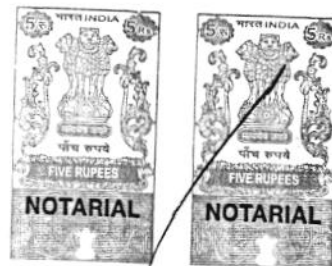
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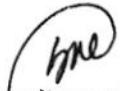

SUB-REGISTRAR
MORMUGAO

Signature:-



Designed and Developed by C-DAC, ACTS, Pune




Adv. Surajkumar N. Nair
NOTARY
State of Goa
36, Ground Floor, Apna Bazar Bldg.,
Vasco-da-Gama, Goa-403 802
Ph.: 9423310194, 9960366967

Date: 08-08-2016
Reg. No. 7681/2016



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Vasco city

Page No. 1

Date 24/07/2017

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
100	28	1210.00			Private

Easements

RIGHT OF WAY THROUGH THE PLOT TO GO TO THE PROPERTIES LYING ON THE EASTERN SIDE SHALL BE
RESERVED.

Holders in the origin of the title

So far as traced) -

SHRI. VINAYAK G. BARVE , SMT. KAMAL BARVE ALIAS GHANGURDE, SMT INDU BARVE ALIAS SAHASTRABUDHE]	1/4
SHRI. DAMODAR K. JOSHI AND HIS FIVE MARRIED SISTERS]	1/4
SHRI. VINAYAK SHRIDHAR JOSHI]	1/4
SMT. KRISHNABAI P. SATHE]	1/4

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
3/03/2017	410930	Civil Court Order / Decree	[MR. PRASHANT DAMODAR JOSHI, MR. SATISH BALKRISHNA PARADKAR AND MR. PRAMOD GANGADHAR GHANGURDE] As per Inventory Proceeding.	H	
3/03/2017	410932	Civil Court Order / Decree	[MR. PRASHANT DAMODAR JOSHI, MR. SATISH BALKRISHNA PARADKAR, MR. PRAMOD GANGADHAR GHANGURDE, MR. SANJAY S. DATE AND MRS. SANGITA S. VAIDYA] As per Inventory Proceeding.	H	
3/03/2017	410930	Civil Court Order / Decree	MR. PRASHANT DAMODAR JOSHI, MR. SATISH BALKRISHNA PARADKAR AND MR. PRAMOD GANGADHAR GHANGURDE	H	36.00

Continued in Page 2



Government of Goa

Form 'D'

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Goa Land Revenue (City Survey) Rules, 1969
Property Card of Vasco city

Page No. 2

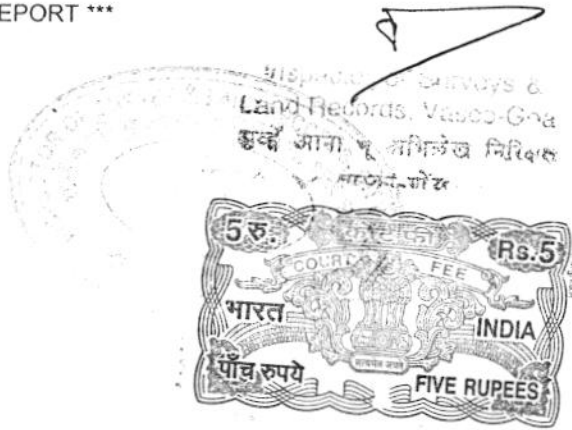
Date 24/07/2017

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
100	28	1210.00			Private
03/03/2017	410932	Civil Court Order / Decree		By virtue of Special Inventory Proceeding No. 2/2016/B, in the Court of the Civil Judge Senior Division at Vasco Da Gama. MR. PRASHANT DAMODAR JOSHI, MR. SATISH BALKRISHNA PARADKAR, MR. PRAMOD GANGADHAR GHANGURDE, MR. SANJAY S. DATE AND MRS. SANGITA S. VAIDYA By virtue of Special Inventory Proceeding No. 2/2016/B, in the Court of the Civil Judge Senior Division at Vasco Da Gama.	H 1,174.00

]Bracketed entries indicate Deletion

For any further inquiries, please contact the ISLR of the concerned city.

*** END OF REPORT ***



Computer Generated By:

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Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Vasco city

Page No. 1

Date 24/03/2017

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
100	29	10.00			Private

Easements

----- Nil -----

Holders in the origin of the title

(So far as traced) -

[SHRI. VINAYAK G. BARVE , SMT. KAMAL BARVE ALIAS GHANGURDE, SMT INDU BARVE ALIAS SAHASTRABUDYE]	1/4
[SHRI. VINAYAK SHRIDHAR JOSHI]	1/4
[SMT. KRISHNABAI P. SATHE]	1/4
[SHRI. DAMODAR K. JOSHI AND HIS FIVE MARRIED SISTERS]	1/4

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----



Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
03/03/2017	410932	Civil Court Order / Decree	MR. PRASHANT DAMODAR JOSHI, MR. SATISH BALKRISHNA PARADKAR, MR. PRAMOD GANGADHAR GHANGURDE, MR. SANJAY S. DATE AND MRS. SANGITA S. VAIDYA As per Inventory Proceeding.	H	

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

computer generated by: *Deave*verified by: *[Signature]*

Amalimaya
Inspector of Survey &
Land Records, Vasco-Goa
सर्वेक्षण आनी पृथु अभिलेख निरीक्षक
वास्को-गोंय



Government of Goa

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See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Vasco city

Page No. 1

Date 24/03/2017

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
100	30	10.00			Private

Easements

----- Nil -----

Holders in the origin of the title

(as traced) -

[SMT. KRISHNABAI P. SATHE]	1/4
[SHRI. VINAYAK G. BARVE , SMT. KAMAL BARVE ALIAS GHANGURDE, SMT INDU BARVE ALIAS SAHASTRABUDHE]	1/4
[SHRI. VINAYAK SHRIDHAR JOSHI]	1/4
[SHRI. DAMODAR K. JOSHI AND HIS FIVE MARRIED SISTERS]	1/4

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----



Mutations -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
03/03/2017	410932	Civil Court Order / Decree	MR. PRASHANT DAMODAR JOSHI, MR. SATISH BALKRISHNA PARADKAR, MR. PRAMOD GANGADHAR GHANGURDE, MR. SANJAY S. DATE AND MRS. SANGITA S. VAIDYA As per Inventory Proceeding.	H	

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Anilmaya
Inspector of Surveys &
Land Records, Vasco-Goa
सर्वेक्षण आनी भू अभिलेख निरीक्षक
वास्को-गोंय

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Government of Goa

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Goa Land Revenue (City Survey) Rules, 1969
Property Card of Vasco city

Page No. 1

Date 24/03/2017

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
100	31	14.00			Private

Easements

----- Nil -----

Holders in the origin of the title

(So far as traced) -

[SHRI. VINAYAK SHRIDHAR JOSHI]	1/4
[SHRI. VINAYAK G. BARVE , SMT. KAMAL BARVE ALIAS GHANGURDE, SMT INDU BARVE ALIAS SAHASTRABUDHE]	1/4
[SMT. KRISHNABAI P. SATHE]	1/4
[SHRI. DAMODAR K. JOSHI AND HIS FIVE MARRIED SISTERS]	1/4

Lessees -

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Other Encumbrances -

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Other Remarks -

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Mutations -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
03/03/2017	410932	Civil Court Order / Decree	MR. PRASHANT DAMODAR JOSHI, MR. SATISH BALKRISHNA PARADKAR, MR. PRAMOD GANGADHAR GHANGURDE, MR. SANJAY S. DATE AND MRS. SANGITA S. VAIDYA As per Inventory Proceeding.	H	

[] Bracketed entries indicate Deletion

For any further inquiries, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Amalimaya
Inspector of Surveys &
Land Records, Vasco-Goa
इन्स्पेक्टर ऑफ सर्फेस & लैंड रिकॉर्ड्स, वास्को-गोंय

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Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Vasco city

Page No. 1

Date 24/03/2017

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
100	32	13.00			Private

Easements

----- Nil -----

Holders in the origin of the title

(S as traced) -

[SHRI. VINAYAK SHRIDHAR JOSHI]	1/4
[SHRI. VINAYAK G. BARVE , SMT. KAMAL BARVE ALIAS GHANGURDE, SMT INDU BARVE ALIAS SAHASTRABUDHE]	1/4
[SMT. KRISHNABAI P. SATHE]	1/4
[SHRI. DAMODAR K. JOSHI AND HIS FIVE MARRIED SISTERS]	1/4

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----



Other Remarks -

----- Nil -----

Mutations -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
03/03/2017	410932	Civil Court Order / Decree	MR. PRASHANT DAMODAR JOSHI, MR. SATISH BALKRISHNA PARADKAR, MR. PRAMOD GANGADHAR GHANGURDE, MR. SANJAY S. DATE AND MRS. SANGITA S. VAIDYA As per Inventory Proceeding.	H	

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Amalimaya
Inspector of Surveys &
Land Records, Vasco-Goa.
सर्वेक्षण आनी भू अभिलेख निरीक्षक
वास्को-गोंय

Computer Generated By:

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Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Vasco city

Page No. 1

Date 24/03/2017

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
100	33	9.00			Private

Easements

----- Nil -----

Holders in the origin of the title

(as far as traced) -

[SMT. KRISHNABAI P. SATHE]	1/4
[SHRI. VINAYAK G. BARVE , SMT. KAMAL BARVE ALIAS GHANGURDE, SMT INDU BARVE ALIAS SAHASTRABUDHE]	1/4
[SHRI. DAMODAR K. JOSHI AND HIS FIVE MARRIED SISTERS]	1/4
[SHRI. VINAYAK SHRIDHAR JOSHI]	1/4

Lessees -

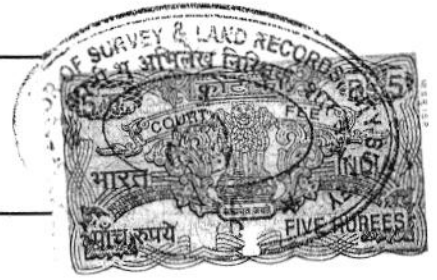
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Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----



Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
03/03/2017	410932	Civil Court Order / Decree	MR. PRASHANT DAMODAR JOSHI, MR. SATISH BALKRISHNA PARADKAR, MR. PRAMOD GANGADHAR GHANGURDE, MR. SANJAY S. DATE AND MRS. SANGITA S. VAIDYA As per Inventory Proceeding.	H	

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Computer Generated By:

Compared By:

Amalimaya
Inspector of Surveys &
Land Records, Vasco-Goa
इन्स्पेक्टर ऑफ सर्फेस & लैंड रिकॉर्ड्स, वास्को-गोंय



Government of Goa

Form 'D'

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Goa Land Revenue (City Survey) Rules, 1969

Property Card of Vasco city

Page No. 1

Date 24/03/2017

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
100	34	29.00			Private

Easements

----- Nil -----

Holders in the origin of the title

(as far as traced) -

[SHRI. VINAYAK SHIRDHAR JOSHI.]	1/4
[SHIR. DAMODAR K. JOSHI AND HIS FIVE MARRIED SISTERS]	1/4
[SHRI. VINAYAK G. BARVE , SMT. KAMAL BARVE ALIAS GHANGURDE, SMT INDU BARVE ALIAS SAHASTRABUDHE]	1/4
[SMT. KRISHNABAI P. SATHE]	1/4

Lessees -

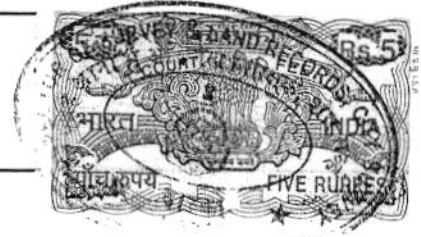
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Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----



Mutations -				New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
Mutation Date	Mutation Number	Mutation Type	Name Remarks		
03/03/2017	410932	Civil Court Order / Decree	MR. PRASHANT DAMODAR JOSHI, MR. SATISH BALKRISHNA PARADKAR, MR. PRAMOD GANGADHAR GHANGURDE, MR. SANJAY S. DATE AND MRS. SANGITA S. VAIDYA As per Inventory Proceeding.	H	

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Amlimaya
Inspector of Survey &
Land Records, Vasco-Govt.
सर्वेक्षण आनी भू अभिलेख निरीक्षक
वास्को-गोंय

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Compared By:



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Vasco city

Page No. 1

Date 24/03/2017

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
100	35	31.00			Private

Easements

----- Nil -----

Holders in the origin of the title

(as far as traced) -

[SHRI. DAMODAR K. JOSHI AND HIS FIVE MARRIED SISTERS]	1/4
[SHRI. VINAYAK G. BARVE, SMT. KAMAL BARVE ALIAS GHANGURDE, SMT INDU BARVE ALIAS SAHASTRABUDE]	1/4
[SMT. KRISHNABAI P. SATHE]	1/4
[SHRI. VINAYAK SHRIDHAR JOSHI]	1/4

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----



Mutations -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
03/03/2017	410932	Civil Court Order / Decree	MR. PRASHANT DAMODAR JOSHI, MR. SATISH BALKRISHNA PARADKAR, MR. PRAMOD GANGADHAR GHANGURDE, MR. SANJAY S. DATE AND MRS. SANGITA S. VAIDYA As per Inventory Proceeding.	H	

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Amalmaya
Inspector of Surveys &
Land Records, Vasco-Goa
मुख्य आनी पृ अभिलेख निरीक्षक
वास्को-गोंय

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Drave

Compared By:

[Signature]



Government of Goa

Form 'D'

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Goa Land Revenue (City Survey) Rules, 1969
Property Card of Vasco city

Page No. 1

Date 24/03/2017

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
100	36	36.00			Private

Easements

----- Nil -----

Holders in the origin of the title
(So far as traced) -

[SHRI. VINAYAK SHRIDHAR JOSHI]	1/4
[SHRI. VINAYAK G. BARVE , SMT. KAMAL BARVE ALIAS GHANGURDE, SMT INDU BARVE ALIAS SAHASTRABUDHE]	1/4
[SMT. KRISHNABAI P. SATHE]	1/4
[SHRI. DAMODAR K. JOSHI AND HIS FIVE MARRIED SISTERS]	1/4

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----



Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
03/03/2017	410932	Civil Court Order / Decree	MR. PRASHANT DAMODAR JOSHI, MR. SATISH BALKRISHNA PARADKAR, MR. PRAMOD GANGADHAR GHANGURDE, MR. SANJAY S. DATE AND MRS. SANGITA S. VAIDYA As per Inventory Proceeding.	H	

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Ambimaya
Inspector, Land Records, Vasco-Goa
एम्बे आना नू अभिलेख निरीक्षक
वास्को-गोंय

Computer Generated By:

Compared By:



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Vasco city

Page No. 1

Date 24/03/2017

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
100	37	38.00			Private

Easements

----- Nil -----

Holders in the origin of the title

(So far as traced) -

[SHRI. VINAYAK G. BARVE , SMT. KAMAL BARVE ALIAS GHANGURDE, SMT INDU BARVE ALIAS SAHASTRABUDHE]	1/4
[SMT. KRISHNABAI P. SATHE]	1/4
[SHRI. DAMODAR K. JOSHI AND HIS FIVE MARRIED SISTERS]	1/4
[SHRI. VINAYAK SHRIDHAR JOSHI]	1/4

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----



Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
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[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Amalimaya
Inspector of Surveys &
Land Records, Vasco-Goa
सर्वेक्षण आनी भू अभिलेख निरीक्षक
वास्को-गोंय

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Compared By:

[Signature]



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Vasco city

Page No. 1

Date 24/03/2017

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
100	38	36.00			Private

Easements

----- Nil -----

Holders in the origin of the title

(So far as traced) -

[SHRI. VINAYAK G. BARVE , SMT. KAMAL BARVE ALIAS GHANGURDE, SMT INDU BARVE ALIAS SAHASTRABUDHE]	1/4
[SHRI. VINAYAK SHRIDHAR JOSHI]	1/4
[SMT. KRISHNABAI P. SATHE]	1/4
[SHRI. DAMODAR K. JOSHI AND HIS FIVE MARRIED SISTERS]	1/4

Lessees -

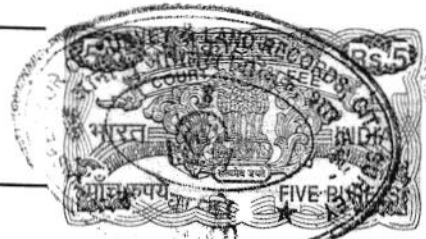
----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----



Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
03/03/2017	410932	Civil Court Order / Decree	MR. PRASHANT DAMODAR JOSHI, MR. SATISH BALKRISHNA PARADKAR, MR. PRAMOD GANGADHAR GHANGURDE, MR. SANJAY S. DATE AND MRS. SANGITA S. VAIDYA As per Inventory Proceeding.	H	

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Amalimaya
Inspector of Land Revenue &
Land Records, Vasco-Goa
सर्वे माता नू अभिलेख निरीक्षण
वास्को-गोंय

Computer Generated By:

Paul

Compared By:

Paul



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Vasco city

Page No. 1

Date 24/03/2017

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
100	39	35.00			Private

Easements

----- Nil -----

Holders in the origin of the title

(as far as traced) -

[SHRI. VINAYAK G. BARVE , SMT. KAMAL BARVE ALIAS GHANGURDE,	1/4
SMT INDU BARVE ALIAS SAHASTRABUDHE]	1/4
[SMT. KRISHANABI P. SATHE]	1/4
[SHRI. DAMODAR K. JOSHI AND HIS FIVE MARRIED SISTERS]	1/4
[SHRI. VINAYAK SHRIDHAR JOSHI]	1/4

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----



Mutations -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
03/03/2017	410932	Civil Court Order / Decree	MR. PRASHANT DAMODAR JOSHI, MR. SATISH BALKRISHNA PARADKAR, MR. PRAMOD GANGADHAR GHANGURDE, MR. SANJAY S. DATE AND MRS. SANGITA S. VAIDYA As per Inventory Proceeding.	H	

[] Bracketed entries indicate Deletion

For any further inquiries, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Computer Generated By:

Compared By:

Amalmaya
Inspector
Land Records, Vasco-Goa
सर्वेक्षण व अभिलेख निरीक्षक
वास्को-गोंय



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Vasco city

Page No. 1

Date 24/03/2017

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
100	40	17.00			Private

Easements

----- Nil -----

Holders in the origin of the title

(So far as traced) -

[SHRI. VINAYAK G. BARVE , SMT. KAMAL BARVE ALIAS GHANGURDE, SMT. INDU BARVE ALIAS SAHASTRABUDHE]	1/4
[SMT. KRISHNABAI P. SATHE]	1/4
[SHRI. VINAYAK SHRIDHAR JOSHI]	1/4
[SHRI. DAMODAR K. JOSHI AND HIS FIVE MARRIED SISTERS]	1/4

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----



Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
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[] Bracketed entries indicate Deletion

For any further inquiries, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Amhmaya
Inspector,
Land Records, Vasco-Goa
सर्वेक्षण आनी भू अभिलेख निरीक्षक
वास्को-गोंय

Computer Generated By:

Verified by:



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Vasco city

Page No. 1

Date 24/03/2017

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
100	41	178.00			Private

Easements

----- Nil -----

Holders in the origin of the title

(So far as traced) -

[SHRI. VINAYAK G. BARVE , SMT. KAMAL BARVE ALIAS GHANGURDE,	1/4
SMT. INDU BARVE ALIAS SAHASTRABUDHE]	
[SHRI. VINAYAK SHRIDHAR JOSHI]	1/4
[SMT. KRISHNABAI P. SATHE]	1/4
[SHRI. DAMODAR K. JOSHI AND HIS FIVE MARRIED SISTERS]	1/4

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----



Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
03/03/2017	410932	Civil Court Order / Decree	MR. PRASHANT DAMODAR JOSHI, MR. SATISH BALKRISHNA PARADKAR, MR. PRAMOD GANGADHAR GHANGURDE, MR. SANJAY S. DATE AND MRS. SANGITA S. VAIDYA As per Inventory Proceeding.	H	

[] Bracketed entries indicate Deletion

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*** END OF REPORT ***

Ambimaya
Inspector of Surveys &
Land Records, Vasco-Goa
इसके आना व अभिलेख विरहित
वास्को-गोंय

Computer Generated By:

Verified by:

(Five Hundred Rupees Only)

FOR CITIZEN CREDIT
CO-OP BANK LTD

Handwritten signature
AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 602

D-5/STP(V)/C.R./35/33/2011-RD

भारत 07106



INDIA

178281

NON JUDICIAL गोवा
JUN 17 2016

ZERO ZERO ZERO ZERO five ZERO ZERO 12:38

R.0000500/- PB7122

STAMP DUTY

GOA

Name of Purchaser: KAPIL M. BET GIRI



Kapil M. Betgiri

Handwritten signature

POWER OF ATTORNEY

Handwritten signature
Attn: *Handwritten signature*

Handwritten signature

Handwritten signature
P. S. Chhangur

TO ALL TO WHOM THESE PRESENTS SHALL COME We, 1. MR. PRASHANT DAMODAR JOSHI, s/o Damodar Krishna alias Krishnaji Joshi, aged about 43 years, Bussinessman, PAN Card No. AFLPJ7654K, married, resident of Nishant Appartment, Flat No. A-7, Audhumbar Nagar, Daund, Dist. Pune - 413 801; 2. MR. SATISH BALKRISHNA PARADKAR, son of Balkrishna Paradkar, aged about 51 years, Service, Adhar card No. 642522378985 married resident of Universal Bldg., B-16, Warje, Pune - 52, 3. MR. SANJAY SHRIPAD DATE, S/o Late Shri. Shripad Date, aged about 50 years, Service, Adhar Card No. 929799094447, resident of 53/A, Kanchan Nagar Housing Society, Nakshtra wadi, Paithan Road, Aurangabad - 431 001; 4. MRS. SANGITA SATISH VAIDYA, w/o of Mr. Satish K. Vaidya, aged about 51 years, Housewife, married, PAN Card No. AFUPV1663F, resident of C/23, Alankar Housing Society, Dombivili (E); 5. MR. PRAMOD GANGADHAR GHANGURDE, s/o Gangadhar Ghangurde, aged about 59 years, Bussiness, married, PAN Card No. ADGPG7528J, resident of right Bhusari Colony, Shree Appartment, Flat No. 302, opp. Post office, Pune - 411029 SEND GREETINGS:

WHEREAS as we are unable to sign, execute the required documents for the sell, transfer, allotment and assignment in respect of any development, construction to be undertaken in ALL THAT property known as Maimollem, Primeira Adicao bearing Chalta No. 28 to 41 of P. T. Sheet No. 100 admeasuring an area of 1630 Square metres situated at Maimollem, Vasco da Gama, Taluka, Mormugao, Goa, with in the area of Vasco Municipal Council, Mormugao District, South Goa, Goa (and hereinafter jointly referred to as the 'SAID PLOTS') we have agreed to clothe, empower unto and in favour of MR. KAPIL MADHUKAR BETGIRI, son of Mr. Madhukar Balram Betgiri, aged about 36 years, businessman, PAN Card No. AGUPB6081C, bachelor, resident of House No. D-12, Baida, Nuvem, Salcete, Goa for the same which is pursuant to the Agreement for Sale dated 17.06.2016 presented before the Sub Registrar today on which requisite stamp duty has been paid.

NOW KNOW ALL MEN THESE PRESENTS WITNESS THAT accordingly we the undersigned, MR. PRASHANT DAMODAR JOSHI, MR. SATISH BALKRISHNA PARADKAR, MR. SANJAY SHRIPAD DATE, MRS. SANGITA SATISH VAIDYA, MR. PRAMOD GANGADHAR GHANGURDE do hereby nominate, constitute and appoint MR. KAPIL MADHUKAR BETGIRI jointly and severally, as our true and lawful attorney to do, execute and perform all or any of the following acts, deeds, matters act to do and execute and perform or cause to be done executed or performed all or any of the following acts, deeds and things pertaining to or any matters connected or

Prashant *Satish* *Sanjay* *P. Gangurde*

incidental to and to do and execute and perform or cause to be done executed or performed all or any of the followings acts, deeds and things that is to say:

1. To act in such manner as our attorney may think fit in relation to the SAID PLOTS as aforesaid including and/or matters, deeds and things in relation, connected or incidental thereto and our affairs generally conduct and management thereof which shall be given the widest interpretation and shall be construed as an express authority to him to act in and deal with our affairs of whatsoever kind including power in our name and on our behalf to execute, sign and do all deeds, instruments, agreement, acts and things in relation thereto effectually as we ourselves could execute, sign and do the same .

2. Without prejudice to the generality of the forgoing power (which we declare to given the fullest and widest interpretation without any reservation whatsoever in respect of the SAID PLOT) and for the purpose merely affording further protection to person or persons dealing with our attorney, we hereby expressly authorize in our name and on our behalf to execute, sign and do all or any of the deeds, instruments, acts and things as specified herein below.

3. To commence, prosecute, enforce, defend, appear, represent, act, present, file, plead, answer or oppose till completion all acts, application, actions including legal and other matters, proceedings for us and on our behalf and to sign, execute, submit all or any applications, documents etc. before all or any local authorities, statutory bodies and competent authorities including all the Courts of Law, Mamlatdar, Collector, Dy Collector, Addl. Collector, S.D.O., Civil, Criminal, Revenue, Revision or Appellate Courts, P.W.D Office, Semi-Government bodies, Local bodies, Health Officers and before all authorities, Tribunals and officer/department of the Government of Goa, local authorities, Mormugao Municipal Council, Police Station, Chief Town Planner, Mormugao Planning and Development Authority, Town & Country Planning Department, Taluka Office, Revenue Office, Electricity Department, Survey Office, Revenue Department etc. including for obtaining the required approvals, sanctions, no objections, transfers and necessary permissions for any construction, development, improvement connected, pertaining and/or incidental to the SAID PLOT or any parts thereof wherein we have or likely to have interest of whatsoever nature including development, construction, sub-division as our said attorney deems fit and proper and to amend modify and resubmit except three flats being .



Handwritten signatures:
 P. S. Chavara
 S. S. S.
 S. S. S.
 P. S. Chavara

4. To endorse, negotiate, sell, deal, dispose of, assign, convey and transfer cause and procure to be assigned or transferred of otherwise finalize on terms for and to agree to and enter into and conclude any agreement exchange, mortgage, transfer and/of dispose of all our rights, titles, claims, interest in respect of all that the SAID PLOTS and/or any construction made thereon (except four flats namely Flat nos. 105, 204, 206 and 304 situated on the first, second, second and third floor admeasuring an area of 98.00, 94.00, 57.00 and 94.00 square metres respectively) to any person or persons at such price or prices which our said attorney in his absolute discretion, thinks fit and proper and/or to cancel and repudiate the same.

5. For the above purpose under clause(3) and (4) above, to sign, make in, execute, declare, swear and affirm, verify, present and file all applications, Forms, Declarations, complaints, plaints, petitions, affidavits, written statements, replies, counter-claims, letters and any other documents to give evidence by way of statements and depositions on oath or amendments, additions, alterations or deletions in respect of the aforesaid applications, complaints etc. and to receive back any documents or certified copies and any other act and in respect of the SAID PLOTS.

6. To represent, appear, act, collect and settle any claims, demands including with tenants and for this to sign, execute, declare, swear, affirm and file any applications letters and other documents in respect of the SAID PLOTS.

7. To sign, execute and deliver any conveyance or conveyances or transfer/assignment, deed/s, documents, agreement/s, mutation, letters etc. in favour of such person or persons or his nominee or assignee and to sign and execute all other deeds, instruments and assurance which our attorney shall consider necessary in respect of the SAID PLOTS.

8. To pay all taxes, rates, charges, expenses, interest and other outgoing whatsoever payable by us or on account of SAID PLOTS or any part thereof.

9. To present any deed, conveyances, agreement or other document or documents for registration when executed by him, to admit execution thereof and receipt of consideration before the Sub-Registrar and to all other acts, deeds and things which our said attorney shall deem necessary relating to the SAID PLOTS.

[Signatures]
[Signature] *[Signature]* *[Signature]* *[Signature]* *[Signature]*
[Signature] *[Signature]* *[Signature]* *[Signature]* *[Signature]*



10. To appoint and constitute on our behalf pleader or advocates, solicitors, accountants or agents in the matters and disputes in which We have or may, hereafter have interest, claim, demand and whenever our said attorney shall think necessary to do so at his entire discretion relating to the SAID PLOTS.

11. To appoint substitutes and to delegate all or any of the powers hereby conferred to any person or persons as our said attorney shall deem fit and necessary relating to the SAID PLOTS.

12. To pay the necessary fees to the concerned authorities and to claim refund if any and give valid and effectual receipts relating to the SAID PLOTS.

13. To ratify and or rectify any deed/deeds, agreement/agreements and any contracts executed by our said attorney in respect of the SAID PLOTS.

14. To obtain the permissions and other service connections including water connection or electricity connection and for that purpose to make the necessary applications and effect the necessary payments, transfers and any other actions as our attorney may deem fit and proper relating to the SAID PLOTS.

15. The aforesaid powers hereby irrevocable and pertains to all our rights, title, shares and interest or any matters, things connected or incidental thereto in the SAID PLOTS.

Generally to do all such acts, deeds, things for us and on our behalf in all other matters pertaining to this instrument as fully and effectively as if, we would do it ourselves.

And we do hereby confirm, ratify and agree to ratify and confirm whatever our said attorney shall do, execute or perform or cause to be done, execute or performed in exercise of the Power or Authority hereinabove conferred upon or otherwise expressed or intended or upon the substitute or substitutes or agent or agents appointed by him under the POWER in that behalf hereinbefore contained.

IN WITNESS WHEREOF WE HEREBY SET AND SUBSCRIBE OUR RESPECTIVE HANDS ON THIS 17th DAY OF JUNE OF THE YEAR TWO THOUSAND SIXTEEN.

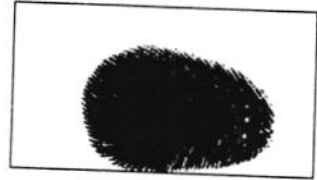
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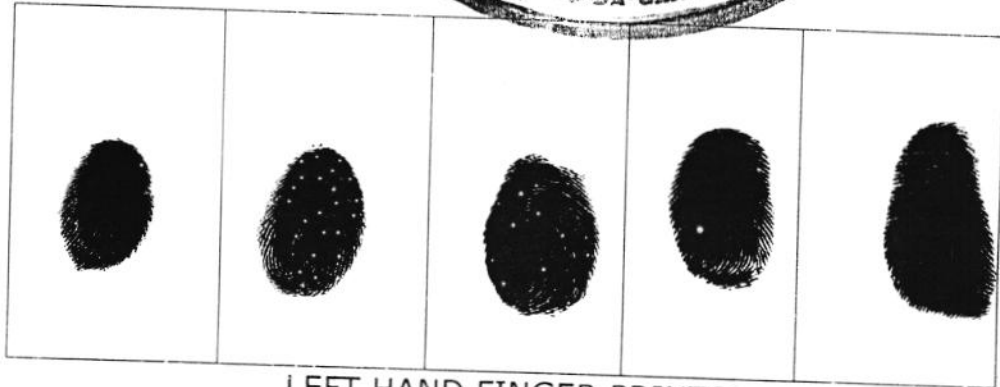
SIGNED, SEALED AND DELIVERED
by the within named

By the Executants
MR. PRASHANT DAMODAR JOSHI

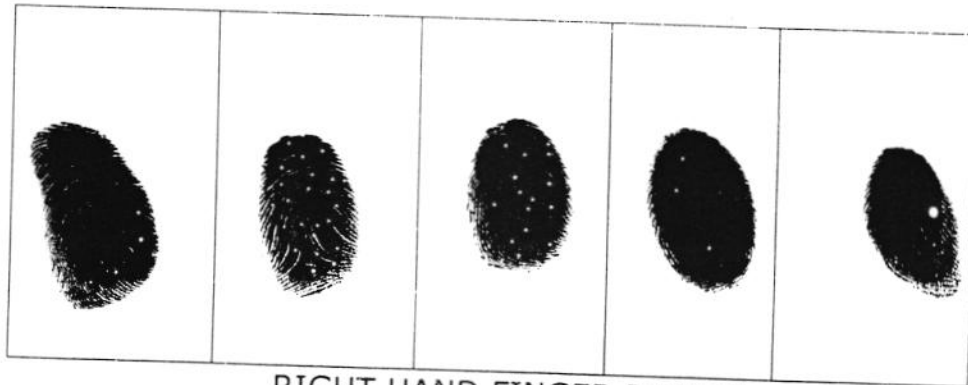
Joshi



L.H.T.I



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

Joshi

Damodar

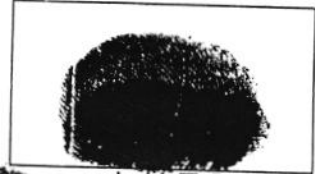
Sale

Sidharth
Prashant Joshi

P.D.

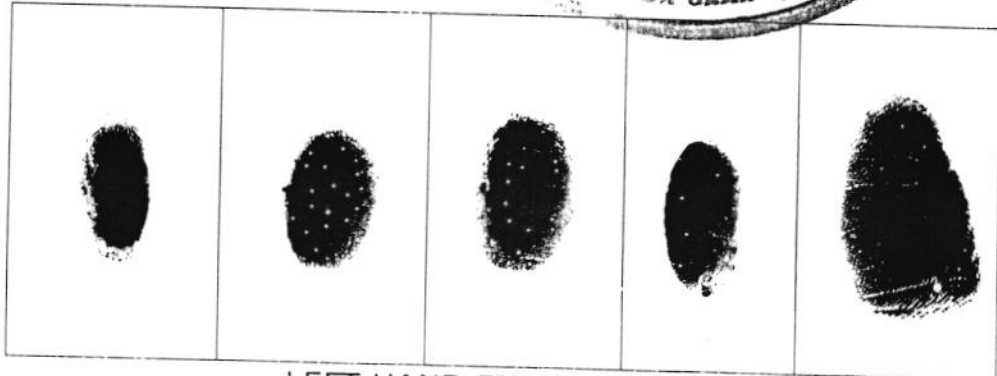
MR. SATISH BALKRISHNA PARADKAR

Paradkar

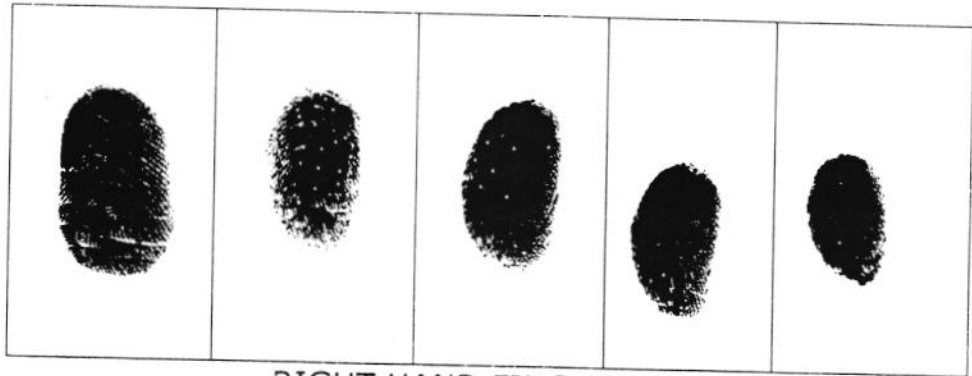


L.H.T.I

100



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

Paradkar

Paradkar

Sat

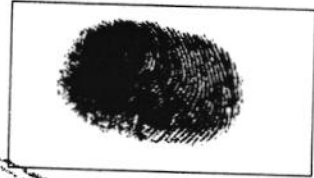
Singh
P. G. Chhajjha

[Signature]

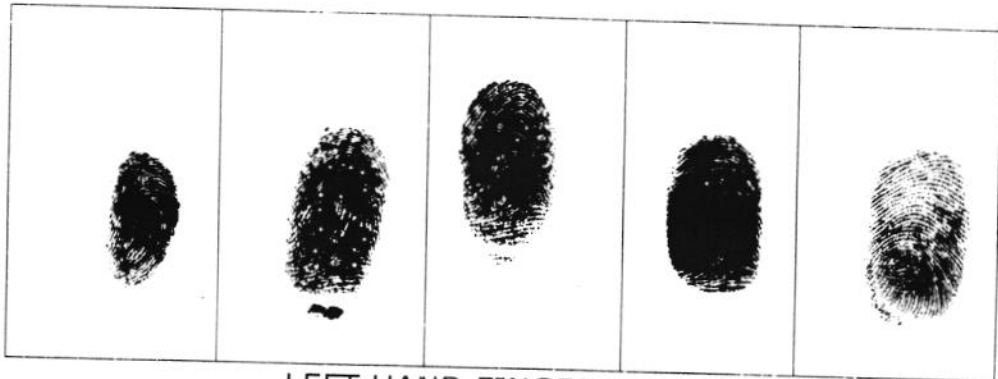


MR. SANJAY SHRIPAD DATE

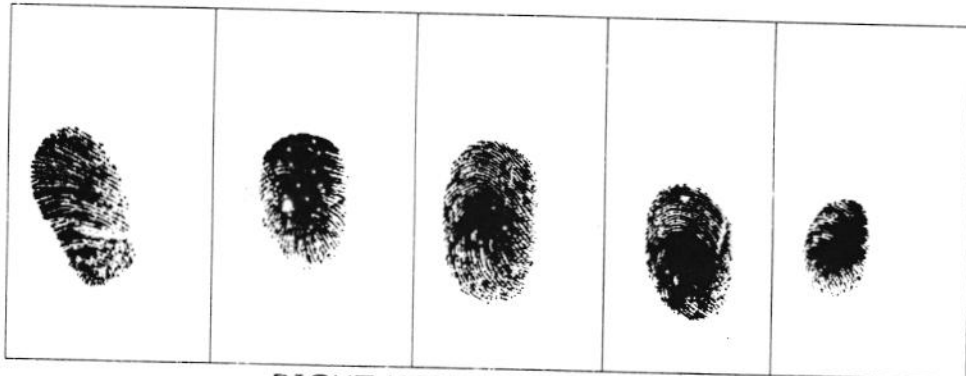
Sak



L.H.T.I



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

Pohi

Haradim

Sak

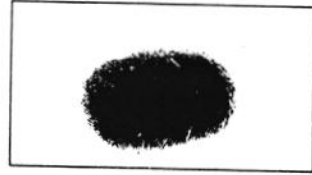
Singh

P. Chhangra

PK

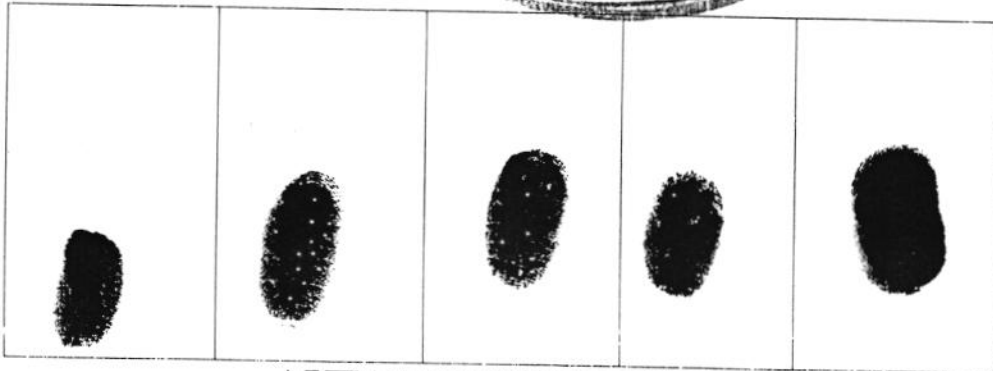
MRS. SANGITA SATISH VAIDYA

S. S.

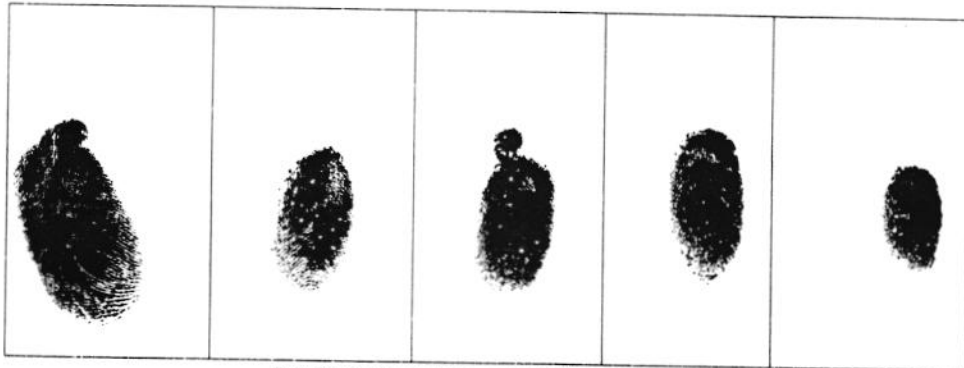


L.H.T.I

S. S.



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



P. S.

S. S.

S. S.

P. S.

S. S.

P. S.

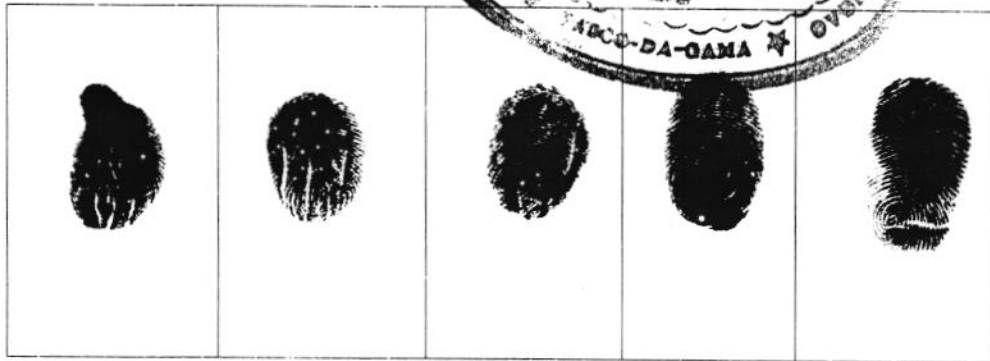
MR. PRAMOD GANGADHAR GHANGURDE

P.G. Ghangurde

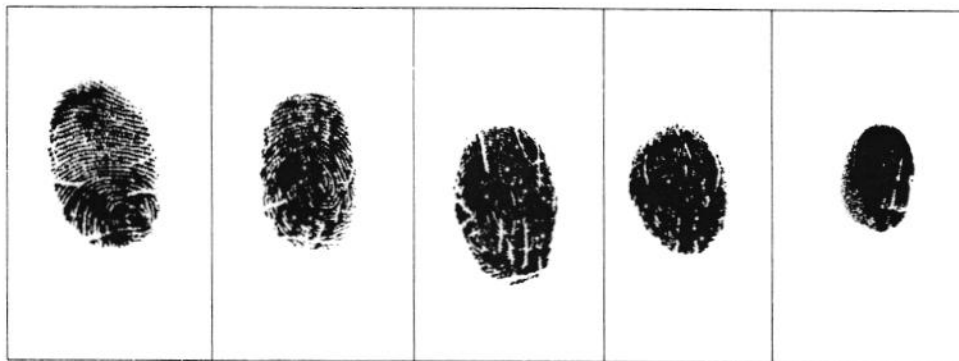


L.H.T.I

P.G. Ghangurde



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

Poshi Karandik Sab Sir P.G. Ghangurde
P.V.

Accepted by me:

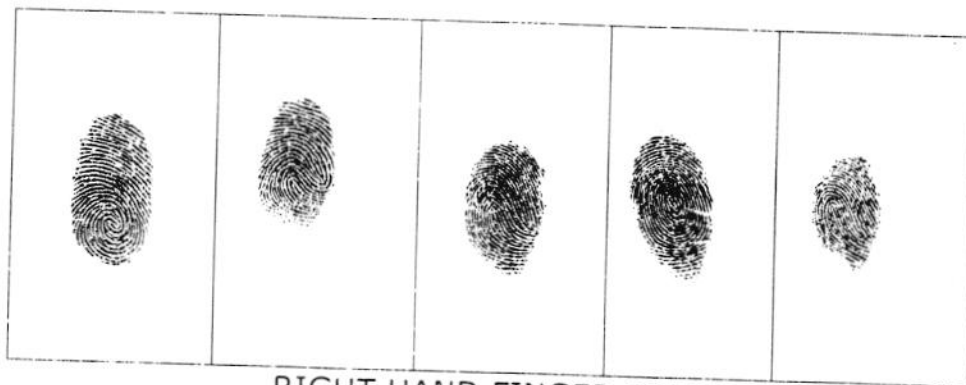
MR.KAPIL MADHUKAR BETGIRI




L.H.T.I




LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



WITNESSES:

1. Prasad v. Panhalkar



2. Anupriya Kamat











Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 17-06-2016 03:23:02 PM

Document Serial Number : 1180

Presented at 01:07:00 PM on 17-06-2016 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1000.00
2	Processing Fees	330.00
	Total :	1330.00

Stamp Duty Required: 15.00

Stamp Duty Paid: 500.00

Mr. Kapil Madhukar Betgiri presenter

Name	Photo	Thumb Impression	Signature
Mr. Kapil Madhukar Betgiri, S/o Mr. Madhukar Balram Betgiri, Married, Indian, age 36 Years, Business, r/o H.No.D-12, Baida, Nuvem, Salcete Goa			

Endorsements

Executant

1 . Mr. Kapil Madhukar Betgiri, S/o Mr. Madhukar Balram Betgiri, Married, Indian, age 36 Years, Business, r/o H.No.D-12, Baida, Nuvem, Salcete Goa

Photo	Thumb Impression	Signature
		

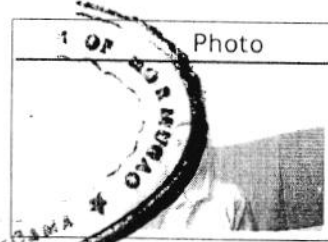
2 . Mr. Prashant Damodar Joshi, S/o Damodar Krishna alias Krishnaji Joshi, Married, Indian, age 42 Years, Business, r/o Flat No. A-7, Audhumbar Nagar, Daund Dist Pune 413 801

Photo	Thumb Impression	Signature
		

3 . Mr. Satish Balkrishna Paradkar, S/o Balkrishna Paradkar, Married, Indian, age 51 Years, Service, r/o Universal Bldg, B-16, Warje, Pune 52

Photo	Thumb Impression	Signature
		

4 . Mr. Sanjay Shripad Date, S/o late Shri Shripad Date, Married, Indian, age 49 Years, Service, r/o 53/A, Kanchan Nagar Housing Society Nakshatra Wadi paithan Raod Aurangabad 431001

Photo	Thumb Impression	Signature
		

5 . Mrs. Sangita Satish Vaidya, W/o Mr. Satish K. Vadya, Married, Indian, age 51 Years, House-Wife, r/o C/23, Alankar Housing Society, Dombivili

Photo	Thumb Impression	Signature
		

6 . Mr. Pramod Gangadhar Ghangurde, S/o Gangadhar Ghangurde, Married, Indian, age 58 Years, Business, r/o right Bhusari Colony, Shree Apartment Flat No. 302, Opp. Post Office Pune 411029

Photo	Thumb Impression	Signature
		

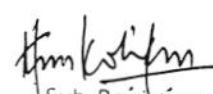
Identification

Sr No.	Witness Details	Signature
1	Adv. A. Suresh Rao , S/o Subba Rao, Married, Indian, age 51 Years, Advocate, r/o Vasco da Gama Goa	

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune


Sub-Registrar
SUB - REGISTRAR
MORMUGAO



Register of Power of Attorney Document
Registration Number MOR-BKPoA-00025-2016
CD Number MORD14 on
Date 20-06-2016

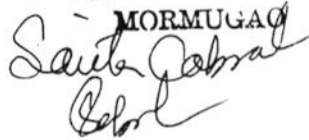


Sub-Registrar (Mormugao)

Scanned By:-

**SUB-REGISTRAR
MORMUGAO**

Signature:-



Designed and Developed by C-DAC, ACTS, Pune





OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, 4th Floor, Conversion Cell Section,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

Fax No: 0832- 2794402

Email: cols.goa@nic.in

No: AC-II/MOR/SG/CONV/17/2017/6383

Date: 16/06/2017.

READ: Application dated 21/03/2017 u/s 32 of LRC, 1968

**S A N A D
S C H E D U L E - II**

(See Rule 7 of the Goa, Daman & Diu Land Revenue)

(Conversion of Use of Land non-agricultural Assessment Rules, 1969)



Whereas, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the Rules and Orders there under **Mr. Prasant D. Joshi, Mr. Satish B Paradkar, Mr. Pramod G. Ghangurde, Mr. Sanjay S. Date, Mrs. Sangita S. Vaidya, through POA holder Mr. Kapil M. Betgiri, Off. No. 102, Kuber's Narayani Bldg., Near Ravindra Bhavan, Baina Vasco da Gama,** being the occupant of the plot registered **Land under Chalta No.24,25,27&28to41 of PTS.100 of Vasco city, Mormugao Taluka, Goa,** admeasuring an area **1744.00 sq.mts** (hereinafter referred to as the "applicant" which expression shall, where the context so admits include his heirs, executors, administrators and assigns) for the permission to use the plots of Land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming Land under **Chalta No.24,25,27&28to41 of PTS.100 of Vasco city, Mormugao Taluka, Goa,** admeasuring an area **1744.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

And whereas, the Town Planner, Mormugao, has submitted report stating that the **Land under Chalta No.24,25,27&28to41 of PTS.100 of Vasco city, Mormugao Taluka, Goa,** as per the Outline Development Plan, Vasco-da-Gama planning area 2026, the plot in question is located in the Settlement Zone (S-1), having permissible F.A.R.100% & has recommended the conversion for Residential purpose, admeasuring an area 1617.82sqmts. vide report

No.DH/5902/MTP/2017/181 dated 18/04/2017 .

And whereas, the Dy Conservator of Forest, South Goa Division, Margao-Goa, has submitted report vide letter No 5/SGF/CONV/729/2016-17/17-18/345 dated 12/05/2017, has informed that his office has inspected the area under **Chalta No.24,25,27&28to41 of PTS.100 of Vasco city, Mormugao Taluka, Goa** admeasuring an area of 1744.00 is not a Government Forest, does not form part of any compartments of South Goa Division Working Plan also the area does not figure in the list of survey numbers identified as private forest by State level Expert Committee & newly appointed committee Forest(Conservation) Act, 1980, is not applicable to the above area.

And whereas, the Mamlatdar of Mormugao, has submitted report vide no. MAM/MOR/AK/CONV/10/2017/837 dated 16/05/2017, wherein he has stated such use of land will not affect public health, safety and convenience, the present market value of the land in question is around 10,000/- per sq.mts. approximately, there is a 6.00 mts wide road access to the land proposed for conversion, there are no Tenants/Mundkars/Lease Holders in the said property surveyed under Chalta No.24,25,27&28to41 of PTS.100 of Vasco city, Mormugao Taluka, there are no any cases running under Agricultural Tenancy Act/Mundkar Act. On the proposed for conversion, the land proposed for conversion is not low lying nor exists any water bodies existing on the land proposed for conversion, there exists old structures existing on the land proposed for conversion, the proposed land sought for conversion is situated under Chalta No.24,25,27&28to41 of PTS.100 of Vasco city, Mormugao Taluka, the land proposed for conversion does not fall s under 200 mts. and 500 mts. from HTL, the conversion application may be considered after taking into consideration after taking into consideration the above mentioned points, the part of the land is sloppy on the southern side and further it is informed that the Mamlatdar has submitted the six copies of the plan alongwith the details in Appendix-I of Schedule-II.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Chalta No.24,25,27&28to41 of PTS.100 of Vasco city, Mormugao Taluka, was approved and applicant has deposited Conversion fees of Rs.3,39,743/- Rupees Three lakh thirty nine thousand seven hundred forty three only) vide e-challan no AC-II/18/2017-18 dated 16/06/2017, in the State Bank of India, D.H.Q. Margao-Goa.

Now, this is to certify that the permission to use for the said plot is hereby granted subject to the provisions of the said Code and Rules there under and on the following conditions namely:

1. **Leveling and clearing of the Land:** The Applicant shall be bound to level and clear the Land sufficiently to render suitable for the particular non-

agricultural purpose for which the permission is granted and to prevent non-sanitary conditions.

2. **Assessment:** The Applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and Rules there under with effect from the date of this Sanad.
3. **Use:** The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than granted purpose, without the previous sanction of the Collector.
4. **Liability for rates:** The applicant shall pay all taxes, rates and cesses leviable on the said land.

Penalty Clause: (a) If the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in Sub-Clause (a) it shall be Lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector and on such removal or alteration not being carried out and recover the cost of carrying out the same from the Application as an arrears of land revenue.

6. **Code provisions applicable:** Save as herein provided the grant shall be subject to the provisions of the said Code and Rules there under.
7. The Applicant shall comply with the provisions of Town and Country Planning Act in force in Goa. Any violations of these provisions shall be solely at the cost of the Applicant at his own peril.
8. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
9. Sanad shall not take away Mundcarial/Tenancy rights of any individual, if any, existing in the said property and if the sanad is obtained by suppression of any vital facts, the sanad shall stand cancelled from the date of its issue the Applicant shall also be liable to restore land back to its original use at his own cost.
10. Any further development in the plot shall be strictly as per the rules in force.
11. No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TCP Act.
12. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. the applicant shall not

use the Sanad for pursuing any illegal or antinational activities on a converted land.

13. The Right of way of access serving the plot under reference is 10.00mts hence front setback of minimum 5.00 mts +3.00=8.00mts. shall be kept from centre line of the road for secondary development.
14. Traditional access, passing through the plot, if any shall be maintained.
15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
16. If Sanad is obtained by suppression of any vital information, it shall be revoked any time after knowledge of such fact from date of issue.
17. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
18. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
19. Low lying land, water bodies be protected and should not be harmed due to any activity.
20. If this Sanad is inconsistent with any law in force in the state of Goa or any decision of Hon'ble Supreme Court or Hon'ble High Court of Bombay, this Sanad shall be ineffective to extent of such inconsistency.
21. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuance of Challan then the applicant hereby undertakes to pay the difference along with simple interest of 12% per annum calculated from the date of issuance of original Challan till the date of payment thereof. The failure of refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersign to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant.
22. In case of violation of any of the conditions or in case any N.O.C. etc. issued by any Department for effecting conversion is withdrawn, revoked or otherwise the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.
23. In future if any dispute arises regarding the ownership, title, etc, than the applicant shall be solely responsible and the Collector or any other authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.

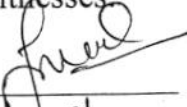
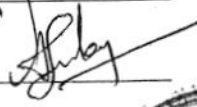
Appendix-I

Length & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
80.00 mts	20.30 mts	1617.80 Sq.mts	Chalta No.24,25,27 28 (part) 29 to 41 of PTS.100 of Vasco city,	North: Chalta No.21 of PTS.100 of Vasco city, South: Chalta No.21 of PTS.100 of Vasco city East: Chalta No.53,42 of PTS.100 & Chalta No.106 of PTS.212 of Vasco city West: Chalta No.19 & 21 of PTS.100 of Vasco city
Conversion is Sanctioned for Residential purpose with (S-1) having permissible F.A.R 100% based reports/NOC/Affidavit referred at page no: 1&2				

In witness whereof the Collector of South Goa District, Margao, has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicant **Mr. Prasant D. Joshi, Mr. Satish B Paradkar, Mr. Pramod G. Ghangurde, Mr. Sanjay S. Date, Mrs. Sangita S. Vaidya**, through POA holder **Mr. Kapil M. Betgiri**, Off. No. 102, Kuber's Narayani Bldg., Near Ravindra Bhavan, Baina Vasco da Gama, hereunto set his hand this 16th day of June 2017.

Mr. Kapil M. Betgiri POA holder of **Mr. Prasant D. Joshi, Mr. Satish B Paradkar, Mr. Pramod G. Ghangurde, Mr. Sanjay S. Date, Mrs. Sangita S. Vaidya**, (applicant)

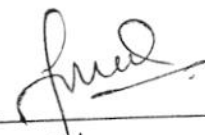
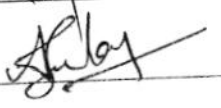
Signature and names of the witnesses:

1. Prasad v. Panhalkar 
2. Anol Sukas Mulay 



(Johnson B. Fernandes)
Additional Collector-II
South Goa District,
Margao- Goa

We declare that **Mr. Kapil M. Betgiri** POA holder of **Mr. Prasant D. Joshi, Mr. Satish B Paradkar, Mr. Pramod G. Ghangurde, Mr. Sanjay S. Date, Mrs. Sangita S. Vaidya**, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature here to in our presence.

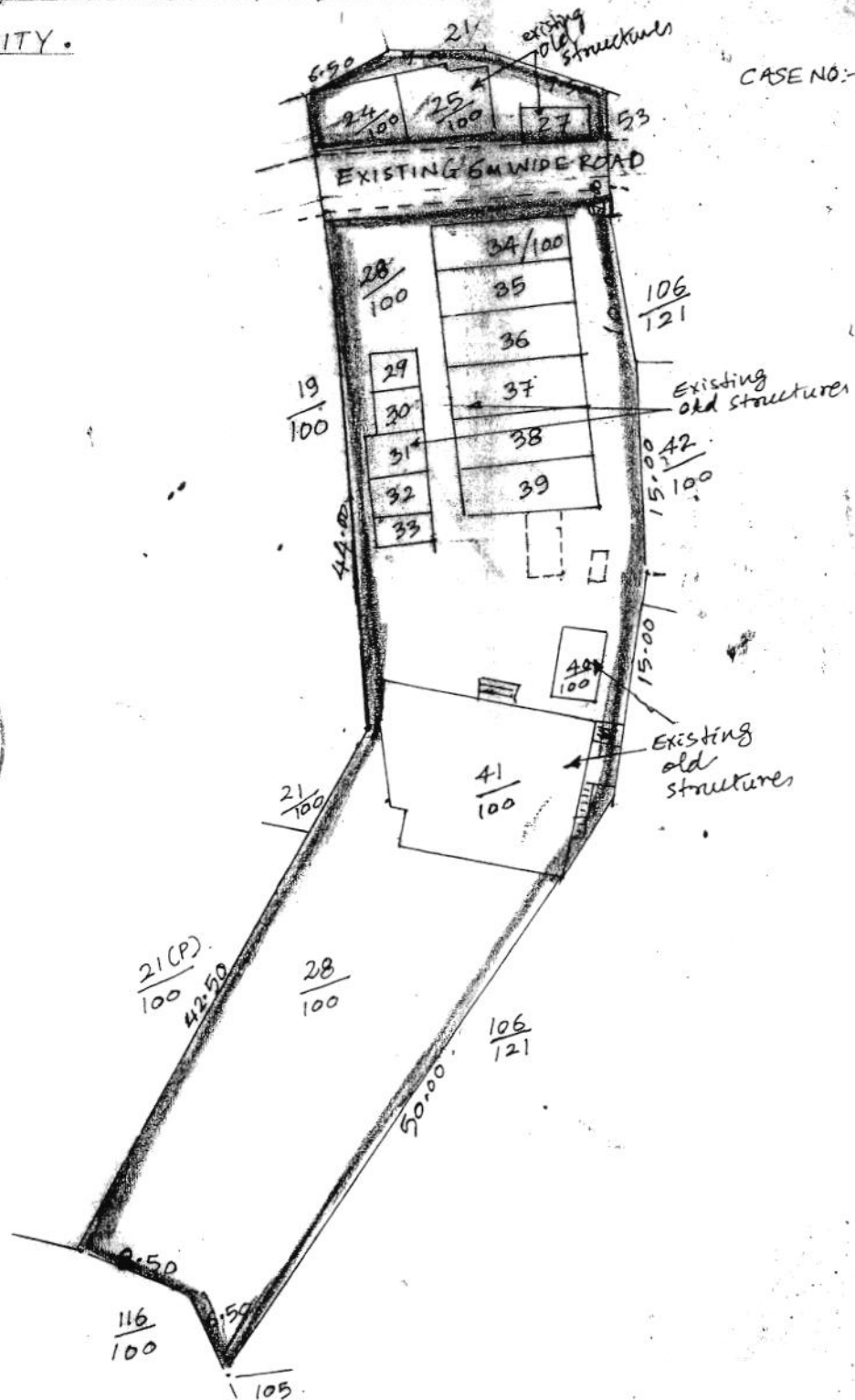
1. Prasad v. Panhalkar 
2. Anol Sukas Mulay 

Copy to:

1. The Town and Country Planning Dept., Mormugao-Goa.
2. The Dy. Conservator of Forest, Margao-Goa.
3. The Mamlatdar of Mormugao -Goa.
4. The Inspector of Survey & Land Records, Mormugao-Goa.



CASE NO:- AG-II/MOR/SG/CONV/17/2017



-TOTAL PROPOSED AREA FOR CONVERSION = 1617.82 SQ. MTS.

Quinto

(F. M. Pinto)

Field Surveyer,
o/o Mandatdar of Mormugao,
Vasco-da-Gama.

DTD:- 19/04/2017



**IN THE COURT OF THE CIVIL JUDGE SENIOR DIVISION AT
VASCO-DA-GAMA, GOA.**

Special Inventory Proceedings No. 2/2016/B

Mr. Prashant Damodar Joshi,
Son of late Mr. Damodar Joshi,
Aged 43 years,
r/o House No.120, Maimollem,
Vasco da Gama, Goa.

..... Inventariante/Applicant

and

1. Smt. Inquibai Siridora Joshi alias Jankibai,
Wife of Shri Shridhar Joshi alias Siridora Joshi,
2. Shri Damodar Joshi and
3. Shri Vinayak Shridhar Joshi
All r/o Maimollem, Goa.

..... Inventariados/ Deceased.

Typed by: 
U. D. C.

Compared by:  and 
U. D. C and L. D. C.



EXB-12

IN THE COURT OF CIVIL JUDGE SENIOR DIVISION AT VASCO DA
GAMA

Sp. Inventory Proceeding No.02/2016/B

Mr. Prashant Damodar Joshi Inventariante/Applicant

V/s

1. Smt. Janquibai Siridora Joshi alias Jankibai,
Wife of Shri. Shridhar Joshi alias Siridora Joshi,
2. Shri. Damodar Joshi and
3. Shri. Vinayak Shridhar Joshi
all r/o Maimollem, Goa Inventoriados/Deceased

MAY IT PLEASE BE YOUR HONOUR

CONSENT/SETTELEMENT TERMS

The parties to this proceeding state and submit as under:

1. All the parties to this proceeding have mutually consented to arrive at settlement of partition of the only and one large stretch of land/property being the estate/assets left behind by Smt. Janquibai Siridora Joshi alias Jankibai, wife of Shri. Shridhar Joshi alias Siridora Joshi, Shri. Damodar Joshi and Shri. Vinayak Shridhar Joshi all r/o Maimollem, Goa.
2. The list of properties/assets/estates left behind by aforesaid Inventoriados/Deceased namely Smt. Janquibai Siridora Joshi alias Jankibai, Shri. Damodar Joshi and Shri. Vinayak Shridhar Joshi as consented by all the interested parties are as under:

ALL THAT property known as Maimollem, Primeira Adicao (First Parcel) bearing old Cadastral Survey No.239 surveyed under new Chalta No. 27, 28, 34, 35, 36, 37, 38, 39, 40 & 41 of P.T. Sheet No.100 of Vasco City and the property known as Maimollem or Eastern Half of the property Maimollem with Houses and structures thereon bearing old Cadastral Survey no.238 of Mormugao surveyed under new Chalta Nos. 24, 25, 28, 29, 30, 31, 32, 33, 34, 40 & 41 of P. T. Sheet No. 100 of Vasco City both situated at Maimollem, Vasco da Gama, Taluka,

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Mormugao, Goa, with in the area of Vasco Municipal Council, Mormugao District, South Goa, Goa totally admeasuring an area of 1744.00 (One Thousand Seven Forty Four) Square metres

3. Allotment of property to the Interested Party/CC in this proceeding are as under:

Sr. No.	Party to whom it is allotted	Description of the property allotted
1	To the CC - Mr. Prashant Damodar Joshi and Interested Party under No. (I) (B) (a), Mr. Satish Balkrishna Paradkar jointly	ALL THAT 71 (seventy one) percent or 0.71 share in the property known as Maimollem, Primeira Adicao (First Parcel) bearing old Cadastral Survey No.239 surveyed under new Chalta No. 28 (part), 34, 35, 36, 37, 38, 39, 40, 41 of P.T. Sheet No.100 of Vasco City and the property known as Maimollem or Eastern Half of the property Maimollem with Houses and structures thereon bearing old Cadastral Survey no.238 of Mormugao surveyed under new Chalta Nos. 28 (part), 29, 30, 31, 32, 33, 34, 40, 41 of P. T. Sheet No. 100 of Vasco City both situated at Maimollem, Vasco da Gama, Taluka, Mormugao, Goa, with in the area of Vasco Municipal Council, Mormugao District, South Goa, Goa totally admeasuring an area of 1630.00 (One Thousand Six Hundred Thirty) Square metres which property is better shown hatched in green colour in the plan annexed hereto
2	To the Interested Party under No. (III) (B) (c), Mr. Pramod Gangadhar Ghangurde solely.	ALL THAT 25 (twenty five) percent or 1/4 th share in the property known as Maimollem, Primeira Adicao (First Parcel) bearing old Cadastral Survey No.239 surveyed under new Chalta

Eshi
Qarada
P. Ghangurde
S. Ghangurde



		No. 28 (part), 34, 35, 36, 37, 38, 39, 40, 41 of P.T. Sheet No.100 of Vasco City and the property known as Maimollem or Eastern Half of the property Maimollem with Houses and structures thereon bearing old Cadastral Survey no. 238 of Mormugao surveyed under new Chalta Nos. 28 (part), 29, 30, 31, 32, 33, 34, 40, 41 of P. T. Sheet No. 100 of Vasco City both situated at Maimollem, Vasco da Gama, Taluka, Mormugao, Goa, with in the area of Vasco Municipal Council, Mormugao District, South Goa, Goa totally admeasuring an area of 1630.00 (One Thousand Six Hundred Thirty) Square metres which property is better shown hatched in green colour in the plan annexed hereto
3	To the Interested Party under No. (III) (C) (a), Mr. Sanjay S. Date and Interested Party No. (III) (C) 9b), Mrs. Sangita S. Vaidya jointly	ALL THAT 4 (four) percent or 0.04 share in the property known as Maimollem, Primeira Adicao (First Parcel) bearing old Cadastral Survey No.239 surveyed under new Chalta No. 28 (part), 34, 35, 36, 37, 38, 39, 40, 41 of P.T. Sheet No.100 of Vasco City and the property known as Maimollem or Eastern Half of the property Maimollem with Houses and structures thereon bearing old Cadastral Survey no. 238 of Mormugao surveyed under new Chalta Nos. 28 (part), 29, 30, 31, 32, 33, 34, 40, 41 of P. T. Sheet No. 100 of Vasco City both situated at Maimollem, Vasco da Gama, Taluka, Mormugao, Goa, with in the area of Vasco Municipal Council, Mormugao

Reshi
Devi
P. S. Sangita
Sig.

		District, South Goa, Goa totally admeasuring an area of 1630.00 (One Thousand Six Hundred Thirty) Square metres which property is better shown hatched in green colour in the plan annexed hereto
4.	To the CC - Mr. Prashant Damodar Joshi and Interested Party under No. (I) (B) (a), Mr. Satish Balkrishna Paradkar and Interested Party under No. (III) (B) (c), Mr. Pramod Gangadhar Ghangurde	ALL THAT property known as Maimollem and/or Eastern Half, Primeira Adicao of the property Maimollem with Houses and structures thereon bearing old Cadastral Survey no. 238 of Mormugao surveyed under new Chalta Nos. 24, 25, 27 and 28 (part) of P. T. Sheet No. 100 of Vasco City situated at Maimollem, Vasco da Gama, Taluka, Mormugao, Goa, with in the area of Vasco Municipal Council, Mormugao District, South Goa, Goa totally admeasuring an area of 114.00 (One Hundred Fourteen) square metres which property is better shown hatched in orange colour in the plan annexed hereto

4. The party/parties so allotted of the aforesaid properties shall hold the same to the exclusion of all the other parties

5. All the parties hereby confirm, approve and endorse this settlement and allotment hereinabove agreed being the full, final and mutual allotment-cum-partition of the estate left behind Inventoriados/Deceased namely Smt. Janquibai Siridora Joshi alias Jankibai, Shri. Damodar Joshi and Shri. Vinayak Shridhar Joshi and none of the other/allotted parties hereto shall have any further claim, demand, objection of any nature whatsoever of the properties so allotted to the other.

6. In consideration of the aforesaid allotment/grant/partition as aforesaid, each of the other parties hereto doth grant and release all his/her/their share, right, title and interest in the aforesaid properties being the estate of the Inventoriados/Deceased,

Prashant
Damodar Joshi
P. Ghangurde
Siridhar

7. The parties so allotted will hereafter hold, stand possessed and beneficiary the said properties so allotted which are better shown hatched in yellow/green colour in the annexed plan in entirety without any claim interruption, objection from others without any suit, interruption, claim or demand by the covenanting party or his/her/their heirs, executors administrators and assigns or any person/s claiming under him/her/them

Date: 20.07.2016

Place: Vasco da Gama

[Signature]

Advocate for the Cabeça de Casal
and Interested parties under Serial
Nos. (I)(A)(a) & (I)(B)
Adv. A. Suresh Rao

[Signature]
CC - Prashant Damodar Joshi

[Signature]

Mr. Satish Balkrishna Paradkar
both CC and above Interested Party for
self and as attorney for Interested parties
under serial Nos. (I)(A)(a) & (I)(B)
vide Power of Attorney dated 31.05.2013

[Signature]

Advocate for the Interested Parties
under Serial No. (III)(B) & (III)(C)
Nos. (I)(A)(a) & (I)(B)
Adv. Deepak Patil

[Signature]

Mr. Pramod Gangadhar Ghangurde
for self and as attorney for Interested
Parties (III)(B) and (III)(C)
vide General Power of Attorney dated
19.05.2012, 07.12.2011, 22.03.2012 &
and 29.02.2016

[Signature]

Advocate for the Interested Parties
under Serial No. (I)(A) (f)
Nos. (I)(C)
Adv. Abhay Lotlikar

[Signature]

Mrs. Sangita S. Vaidya
for self and as attorney for Interested
Parties (I)(A)(f) and (I)(C)
vide Power of Attorney dated 17.06.2016

Adv. Rajiv Dhamaliker
acting for Adv. Abhay
Lotlikar

Compared with original

[Signature]

CERTIFIED COPY
Reg. No. 668/16

Date on which copy applied for..... 03/08/16
Date on which application completed..... 03/08/16
Date given for taking delivery..... 03/08/16
Date on which copy was ready..... 09/08/16
Date of issue of copy..... 09/08/16
Copy of the copy.....
Original of the copy.....
Paid to the.....
Total.....
Paid to the..... 78179 03/08/16
Affidavit of the.....
For Purpose of.....

245

78179 03/08/16

Regd.

09/08/16



SUPERINTENDENT
Court of the Civil Judge
Sr. Division, & Judicial
Magistrate, First Class
Vasco da Gama.



[Handwritten signature]

Ex 15-13

**IN THE COURT OF THE CIVIL JUDGE SENIOR DIVISION
AT VASCO-DA-GAMA, GOA.**

Spl. Inv. Pro. No. 02/2016/B

Mr. Prashant Damodar Joshi,
Son of late Mr. Damodar Joshi,
Aged 43 years,
r/o House No.120,
Maimollem,
Vasco da Gama, Goa,

..... Inventariante/Applicant

AND

1. Smt. Janquibai Siridora Joshi alias Jankibai,
Wife of Shri Shridhar Joshi alias Siridora Joshi,
2. Shri Damodar Joshi and
3. Shri Vinayak Shridhar Joshi
All r/o Maimollem, Goa. Inventariados/Deceased.

~~Superintendent~~

FINAL CHART OF PARTITION

On 28th July, 2016 I, Mrs. Eugenia Henriques, Superintendent have drawn up the Final Schedule of Partition of the assets left by the deceased Late (1) Smt. Janquibai Siridora Joshi alias Jankibai, Wife of Shri Shridhar Joshi alias Siridora Joshi and of (2) Shri Damodar Joshi and (3) Shri Vinayak Shridhar Joshi Maimollem, Vasco da Gama, Goa, taking into consideration the Consent/ Settlement Terms at **Exhibit B-12** filed by the Cabeça de Casal and Interested parties and as per the Order passed thereon by the Ld. Judge , the Final Chart of Partition drawn ~~is~~ in the following manner.

1. All the parties to this proceeding have mutually consented to arrive at settlement of partition of the only and one large stretch of land/property being the estate/assets left behind by (1) Smt. Janquibai Siridora Joshi alias Jankibai, wife of Shri. Shridhar Joshi alias Siridora Joshi, and of (2) Shri. Damodar Joshi and (3) Shri. Vinayak Shridhar Joshi all r/o Maimollem, Vaco da Gama, Goa.
2. The list of properties/assets/estates left behind by aforesaid Inventoriados/Deceased namely Smt. Janquibai Siridora Joshi alias Jankibai, Shri. Damodar Joshi and Shri. Vinayak Shridhar Joshi as consented by all the interested parties are as under:

ALL THAT property known as Maimollem, Primeira Adicao (First Parcel) bearing old Cadastral Survey No.239 surveyed under new Chalta No. 27, 28, 34, 35, 36, 37, 38, 39, 40 & 41 of P.T. Sheet No.100 of Vasco City and the property known as Maimollem or Eastern Half of the property Maimollem with Houses and structures thereon bearing old Cadastral Survey no.238 of Mormugao surveyed under new Chalta Nos. 24, 25, 28, 29, 30, 31, 32, 33, 34, 40 & 41 of P. T. Sheet No. 100 of Vasco City both situated at Maimollem, Vasco da Gama, Taluka, Mormugao, Goa, with in the area of Vasco Municipal Council, Mormugao District, South Goa, Goa totally admeasuring an area of 1744.00 (One Thousand Seven Forty Four) Square metres

3. Allotment of property to the Interested Party/CC in this proceeding are as under:



Sr. No.	Party to whom it is allotted	Description of the property allotted
1	To the CC - Mr. Prashant Damodar Joshi and Interested Party under No. (I) (B) (a), Mr. Satish Balkrishna Paradkar jointly.	ALL THAT 71 (seventy one) percent or 0.71 share in the property known as Maimollem, Primeira Adicao (First Parcel) bearing old Cadastral Survey No.239 surveyed under new Chalta No. 28 (part), 34, 35, 36, 37, 38, 39, 40, 41 of P.T. Sheet No.100 of Vasco City and the property known as Maimollem or Eastern Half of the property Maimollem with Houses and structures thereon bearing old Cadastral Survey no.238 of Mormugao surveyed under new Chalta Nos. 28 (part), 29, 30, 31, 32, 33, 34, 40, 41 of P. T. Sheet No. 100 of Vasco City both situated at Maimollem, Vasco da Gama, Taluka, Mormugao, Goa, within the area of Vasco Municipal Council, Mormugao District, South Goa, Goa totally admeasuring an area of 1630.00 (One Thousand Six Hundred Thirty) Square metres which property is better shown hatched in green colour in the plan annexed hereto
2	To the Interested Party under No. (III) (B) (c), Mr. Pramod Gangadhar Ghangurde solely.	ALL THAT 25 (twenty five) percent or 1/4 th share in the property known as Maimollem, Primeira Adicao (First Parcel) bearing old Cadastral Survey No.239 surveyed under new Chalta No. 28 (part), 34, 35, 36, 37, 38, 39, 40, 41 of P.T. Sheet No.100 of Vasco City and the property known as Maimollem or Eastern Half of the property Maimollem with Houses and structures thereon bearing old Cadastral Survey no. 238 of



		Mormugao surveyed under new Chalta Nos. 28 (part), 29, 30, 31, 32, 33, 34, 40, 41 of P. T. Sheet No. 100 of Vasco City both situated at Maimollem, Vasco da Gama, Taluka, Mormugao, Goa, with in the area of Vasco Municipal Council, Mormugao District, South Goa, Goa totally admeasuring an area of 1630.00 (One Thousand Six Hundred Thirty) Square metres which property is better shown hatched in green colour in the plan annexed hereto.
3	To the Interested Party under No. (III) (C) (a), Mr. Sanjay S. Date and Interested Party No. (III) (C) (9b), Mrs. Sangita S. Vaidya jointly.	ALL THAT 4 (four) percent or 0.04 share in the property known as Maimollem, Primeira Adicao (First Parcel) bearing old Cadastral Survey No.239 surveyed under new Chalta No. 28 (part), 34, 35, 36, 37, 38, 39, 40, 41 of P.T. Sheet No.100 of Vasco City and the property known as Maimollem or Eastern Half of the property Maimollem with Houses and structures thereon bearing old Cadastral Survey no. 238 of Mormugao surveyed under new Chalta Nos. 28 (part), 29, 30, 31, 32, 33, 34, 40, 41 of P. T. Sheet No. 100 of Vasco City both situated at Maimollem, Vasco da Gama, Taluka, Mormugao, Goa, with in the area of Vasco Municipal Council, Mormugao District, South Goa, Goa totally admeasuring an area of 1630.00 (One Thousand Six Hundred Thirty) Square metres which property is better shown hatched in green colour in the plan annexed hereto.



4.	To the CC - Mr. Prashant Damodar Joshi and Interested Party under No. (I) (B) (a), Mr. Satish Balkrishna Parackar and Interested Party under No. (III) (B) (c), Mr. Pramod Gangadhar Ghangurde.	ALL THAT property known as Maimollem and/or Eastern Half, Primeira Adicao of the property Maimollem with Houses and structures thereon bearing old Cadastral Survey no. 238 of Mormugao surveyed under new Chalta Nos. 24, 25, 27 and 28 (part) of P. T. Sheet No. 100 of Vasco City situated at Maimollem, Vasco da Gama, Taluka, Mormugao, Goa, within the area of Vasco Municipal Council, Mormugao District, South Goa, Goa totally admeasuring an area of 114.00 (One Hundred Fourteen) square metres which property is better shown hatched in orange colour in the plan annexed hereto.
----	---	--



4. The party/parties so allotted of the aforesaid properties shall hold the same to the exclusion of all the other parties.

5. All the parties hereby confirm, approve and endorse this settlement and allotment hereinabove agreed being the full, final and mutual allotment-cum-partition of the estate left behind by the Inventoriados/Deceased namely Smt. Janquibai Siridora Joshi alias Jankibai, Shri. Damodar Joshi and Shri. Vinayak Shridhar Joshi and none of the other/allotted parties hereto shall have any further claim, demand, objection of any nature whatsoever of the properties so allotted to the other.

6. In consideration of the aforesaid allotment/grant/partition as aforesaid, each of the other parties hereto doth grant and release all his/her/their share, right, title and interest in the aforesaid properties being the estate of the Inventoriados/Deceased.

7. The parties so allotted will hereafter hold, stand possessed and beneficiary the said properties so allotted which are better shown hatched in yellow/green colour in the annexed plan in entirety without any claim interruption, objection from others without any



suit, interruption, claim or demand by the covenanting party or his/her/their heirs, executors administrators and assigns or any person/s claiming under him/her/them.

By this way I have drawn the Final Chat of Partition of the assets left by the deceased/estate leaver Late (1) Smt. Janquibai Siridora Joshi alias Jankibai, Wife of Shri Shridhar Joshi alias Siridora Joshi and of (2) Shri Damodar Joshi and (3) Shri Vinayak Shridhar Joshi, all r/o Maimollem, Vasco da Gama, Goa.

Vasco-da-Gama, Goa
Dated: 28.07.2016

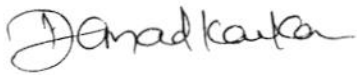

(Mrs. Eugenia Henriques)
Superintendent

ORDER

Parties to raise objection if any.



Place : Vasco da Gama.
Dated: 28.07.2016


(Durga Madkaikar)
Senior Civil Judge, (A)
Vasco da Gama, Goa.
I/C 'B' Court, Vasco.

Md/-

No objection


Adv. Deepak Pati!
Adv. for Int- Parties no.
III (B) & III (C) nos I(A)
(a) and I(B)


Adv- Parbhay Lotlikar
Adv. for Int- Parties
I (A) (F) no. (1) (C)


Adv. A.S. Rao
Adv. for CC (noted)
& for Int- Parties
no I (A) (a) & I (B)

Compared with original

D.K.



[Handwritten signature]

EA 15.1.19

IN THE COURT OF THE CIVIL JUDGE SENIOR DIVISION
AT VASCO DA GAMA

Special Inventory Proceedings No.2/2016/B

Mr. Prashant Damodar Joshi,
Son of late Mr. Damodar Joshi,
Aged 43 years,
r/o House No.120, Maimollem,
Vasco da Gama, Goa, ... Inventariante/Applicant

AND

1. Smt. Janquibai Siridora Joshi alias Jankibai,
Wife of Shri Shridhar Joshi alias Siridora Joshi,
2. Shri Damodar Joshi and
3. Shri Vinayak Shridhar Joshi
All r/o Maimollem, Goa. Inventariados/Deceased.

J U D G M E N T

(Delivered on this 28th day of the month of July of the year 2016)

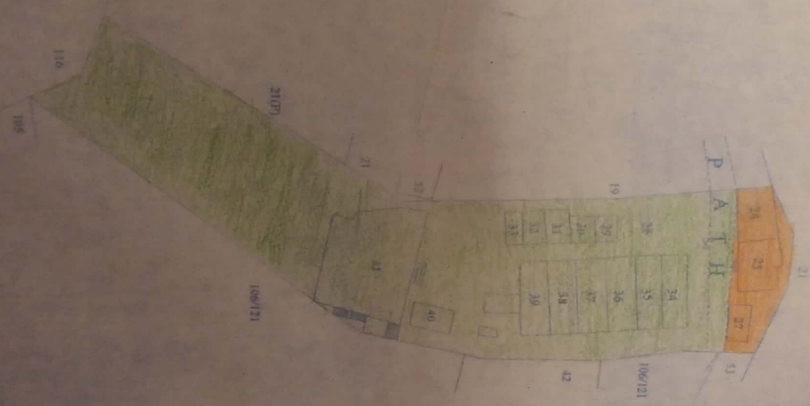
This is an Inventario Proceedings instituted for the partition of the estate left behind by the deceased of late 1. Smt. Janquibai Siridora Joshi alias Jankibai, Wife of Shri Shridhar Joshi alias Siridora Joshi, 2. Shri Damodar Joshi and 3, Shri Vinayak Shridhar Joshi Maimollem, Goa.



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of Survey and Land Records, Vasco City

Plan showing plots situated at
Vasco City
PT Sheet No. 100/ Chula No. 24, 25, 27 to 41
Scale 1:500

Insert No. 3



This is to certify that this blue
print produced is same plan
which is produced in Spl. Inv.
proceeding No. 03/2016/12 which is
affixed along with the inserted plans
at Exhibit 12

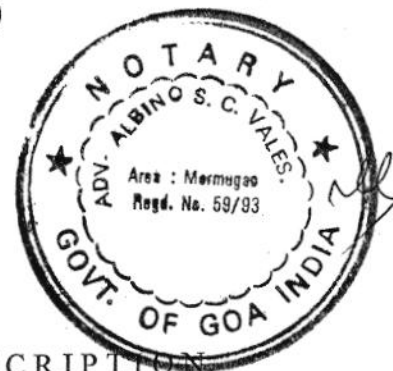
MARIO C. GONSALVES
Consulting Civil Engineer
PMD/ENGR/124/30
RMD/OT/855
MFD/DA/ENGR
Ref. No. ER00372010

Computer Generated On 04-01-2016
By: CS. JALMI (PMAN GR II)

Prepared by: *Handwritten signature*
Colloids



TRANSLATION



BOOK OF PROPERTY DESCRIPTION

Property description and endorsement.

Reference to other
books of the register

No. 1963.

Palmgrove known as =Maimolem= situated at Mormugao	C2 new at folio 8 overleaf
Village of the same name, bounded with the properties	C No.24 at folio 56 overleaf
of the same name on the east of the heirs of Evaristo Xavier	No. 6549
Machado, on the West those of Fernando Hermenegildo	G No. 14 at folio 17over leaf No.
Paixao e Araujo, on the North with the field Vangana of the	10862.
Comunidade of Mormugao and on the South with the top of	C No.23 at folio 43 No 7639
of the hill.	
This property has the market value of Rupees six hundred	F No. 6 at folio 86 Overleaf No.
estimated in view of the document	2990
I made the present extract in view of a conciliation which	C No.24 at folio 74 No. 8067.
took place at 'Juizo de paz' of the village of Mormugao	
On 31 st March, 1884, registered in the respective book of	F No. 7 at folio 168 Overleaf No. 3755
Register of conciliations, presented under No. 2 of the	
Day book of 5 th April, 1884 and of an application which is	C No. 30 at folio 72 No. 10618
filed in bunch 4 th of the said year.	
Real index No. 1 at folio 7.	G No. 23 at folio 76 No. 18149.

The Registrar,

Sd/- Augusto Cezar de Noronha.

1915 - March - 26 - No. 4.

No. 1.- By the documents mentioned in the registration of transfer
No. 14047 cast at folio 131 overleaf of book G No. 18, I declare
That the property now described under No. 23514 at folio 120 of

book B No. 60 of new series is half of the Western side of the property described above under No. 1963, new.

The Registrar,
Sd/- Santos Pato.



No. 8127

Palmgrove known as =Maimolem=, first parcel, situated at the F No. 1 at folio 194.

Ward and village of Mormugao, bounded with the properties C No.32 at folio 136 No.11

of the same name on the east by Guiry Sinai Dempo, on the West of Andre Sant'Ana Pereira, on the North with the field of F No. 10 at folio 46 Comunidade and on the South with top of the hill. No. 5429.

This property has the market value of Rupees twenty as per F No. 11 at folio 141 the declaration of the presenter. overleaf No.6452

I made the present extract in view of the said declaration given G No. 41 at folio 198 No. 36497

for registration of pledge made by virtue of a certificate dated 30th April, 1889, extracted from the execution proceedings the decree holder being the presenter and the judgment debtors Jose Roque Machado, chamber of 'escrivao de Direito' in Salcete, Luciano Candido Viegas, presented under No. 3 of the Day book of 28th May, 1889 which declaration is filed in bunch 5th of this year.

Real index No. 1 at folio 29.

The Assistant of the 'Conservador',
Sd/-Claudio Jose Rafael de Noronha.

3/-



REGISTER OF TRANSFERS

Inscriptions

Year Month Day Number of order of presentation

1922 May 5 4

No. 18049



Inscribed in favour of Emerciano Joao Fernandes, married, landowner residing at Ambelim of Velim the transfer of the property already described under No. 27626 at folio 42 overleaf of book B No. 71 of new series as the same property has been purchased by the said Emerciano for the price of Rupees six hundred from Dotu Locximona Porobo Dessai and his wife Maturem by other name Bimaroti Porbina, landowners, residing at Cotombi.

I made this inscription in view of a public deed drawn in the notes of the Assistant 'tabeliao' in Salcete, Antonio Francisco Julio Santana de Souza on 9th April, 1922 at folio 31 overleaf till folio 32 of book No. 290 and of an application which is filed in fifth bunch of 1922.

Personal index No. 2 of letter E at folio 68 overleaf.

The 'Delegado', Officiating as 'Conservador',

Sd/-

1943 / April / 17 / 9

No. 36498

Inscribed in favour of Roque Joao da Cruz, bachelor, landowner from Loutolim the transfer of the useful domain of the property already described under No. 7831 at folio 136 overleaf of book B No. 20 of new series, with the exclusion of usufruct as the same property has been purchased by the said Roque Joao, for the price of Rupees six hundred from Aurea Divina Marinha Sacramento da Piedade Menezes, spinster, landowner from Raia.

I make this inscription in view of a public deed drawn by the 'tabeliao' who was in Salcete, Carlos Caetano de Souza on 29th April 1927 at folio 9 overleaf onwards of book no 324 and of an application with the complimentary declarations which is filed in fourth bunch of 1943. Personal index Number 3 of letter R at folio 96 overleaf. The legal substitute of the "conservador" sd/-

I certify that the above is true and faithful translation of the contents of the document in Portuguese, certified true xerox copy whereof was issued by the Land Registrar, Salcete, at Margao on 17.4.2001 and which is being returned to the party along with this translation.

Vasco da Gama, 10 July, 2001

Translated by:

Adv. ALBINO S. C. VALES
NOTARY MORMUGAO,
42, 2ND FLOOR, BAZAAR,
VASCO-DA-GAMA, GOA - 403 802.



No: 6050/10.7.2001

भारतीय गैर न्यायिक

बीस रुपये

Rs.20

रु.20

TWENTY
RUPEES

INDIA NON JUDICIAL

गोंय गोवा GOA

00AA 855599

Serial No. 18239 Place of Vending Vasco Date 30/01/2008
Vendor Cedric M Fernandes R/O Chicalim
Licence No - JUD/STP/2/2000/MOR/AC
Value of Stamp Paper Rs.20-(Twenty Rupees)
Name of Purchaser DAKSHAR K JOSHI
Resident of VASCO Name of Father KRISHNA JOSHI
Purpose RELEASE Transacting Parties 2014

OFFICE OF THE CIVIL REGISTRAR CUM
SUB REGISTRAR, MORMUGAO, AT VASCO DA
Signature of Stamp Vendor Signature of Purchaser

CERTIFIED to be a true Xerox copy of

Deed of Release

duly registered in this office under Number 169

of Book No. 1, at pages 189 to 195 of volume No. 45

dated: 25-7-80

Vasco da Gama, Goa.

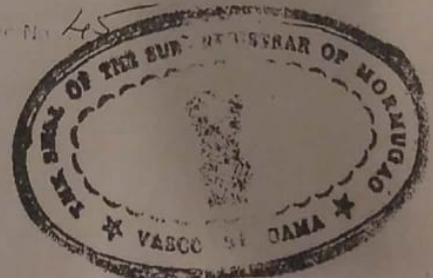
Dated: 14-2-2008

Paid fees of Rs. 110

Receipt No. 39138

Dated: 5/2/08

CIVIL REGISTRAR CUM SUB
REGISTRAR, MORMUGAO, GOA.



Endorsements and Certificate
(Sections 52, 58, 59 and 60)

COPY OF INSTRUMENT

Serial No. 215

Presented at the office of the
Sub-Registrar of Mormugao
between the hours of 10 a.m.
and 4 p.m. on 29.5.1980

Sd. Vinayak Shridhar

Joshi

Sd. J. A. L. Rodrigues

SUB-REGISTRAR
MORMUGAO

Amount fees for:

Registration 90.00

Copy of (Folio) 20 16.00

Copy of endorsement 6.00

Postage 2.00

Total 114.00

Sd. J. A. L. Rodrigues

SUB-REGISTRAR

MORMUGAO

1. Shri Vinayak Shri-
dhar Joshi, Son of
Shridhar Narayan
Joshi, unmarried,

* Stamp paper of Ten Rupees

R. 10/-

Serial No. 215 Place of vend. Pansaji Date 23.12.78

Value of stamp paper 10 Rupees

Name of the purchaser: K. S. Dhond

Address of Pansaji son of S. Dhond

Signature of the vendor,

Sd. illegible

Signature of purchaser

Sd. Jai Ram Dhond

Stamp paper of five Rupees

R. 5/-

Serial No. 477 Place of vend. Pansaji Date 29.5.80

Value of stamp paper 5 Rupees

Name of the purchaser: V. S. Joshi

Address of Pansaji son of S. Joshi

Signature of the vendor,

Sd. illegible

Signature of purchaser

Sd. Vinayak Shridhar Joshi

DEED OF RELEASE

THIS DEED OF RELEASE Made at Vasco-da-Gama, Mormugao-Goa

SD-V.S.S. this twentyth day of May of the Year One Thousand Nine Hun-

Red and (Sd. Vinayak Shridhar Joshi) DED AND BETWEEN (1) SMT. TULSHI K.P.

SHNA JOSHI, alias, SMT. SUSHILA WAMAN MODAK, Indian National,

+ daughter of Krishma Shridhar Joshi, housewife, aged 52 years,

and her husband, SHRI WAMAN MODAK, married, Indian National,

" son of Bhaskar Shridhar Modak aged 54 years Wireless Inspector

1. Shridhar Modak, Indian National, aged 76 years, widow of late Parashuram Sathra, and
 age (54) years, wife
 less Inspector, re-
 siding at Solapur
 daughter of Shridhar Joshi, occupation Household, resident of Shikha
 pur, Belgaum, Karnataka State (s) SMT. PRAMILA JOSHI, alias, SMT.
 PRAMILABAI HARAYANRAS PATHAK, Indian National, aged 44 years, daug

c) Smt. Mangala Na-
 nchar Limaye,
 daughter of Krishna
 Shridhar Joshi, age
 44 years, and her
 husband.

+
 Smt. Vinayak Shridhar Joshi
 +
 and wife of Shri Narayanas Bhikaji Patthak, housewife and her husband
 Shri Narayanas Bhikaji Patthak, Indian National, son of Bhikaji
 Patthak, aged 50 years, landlords, both residing at Khargam, Maha
 rashtra State, all hereinbefore, described jointly called in this Deed
 as RELEASEES, which expression shall include their respective heirs
 successors, legal representatives, executors, administrators
 and assigns) Acting through their duly constituted attorney,
 Sd/- Vinayak
 SHRI VINAYAK SHRIDHAR JOSHI, Indian National, son of Shridhar
 Narayan Joshi, bachelor, aged 74 years, Retired Railway Employee
 year, residing at Moimolam, Vasco. Da. Gama, Goa, IN FAVOUR OF
 SHRI DAMODAR KRISHNA JOSHI, Indian National, son of (s) Kri
 shna Shridhar Joshi, married, aged 38 years, Private Employee,
 residing at Dhond, Maharashtra State (hereinafter called the
 RELEASEE which expression shall include his heirs, successors,
 legal representatives, executors, administrators and assigns
 WHEREAS the RELEASEES hereto have share, right, title and in
 terest in the property hereinafter described in the Schedule
 hereto below.

d) Shri Narayan
 Anant Limaye, son
 of Anant Hari Limaye,
 age 48 years, Sales-
 man, both residing at
 Solapur;

e) Smt. Sucha Chim-
 tamani Gore, daughter
 of Shridhar Narayan
 Joshi, housewife,
 age 34 years, and
 her husband.

f) Shri Chintamani
 Diwaker Gore, son
 of Diwaker Digam
 ber Gore, married,
 age 41 years, both
 residing at Solapur

AND WHEREAS they do hereby (s) wish to release their claim;
 AND WHEREAS the RELEASEES of the first Part have constituted a
 their attorney SHRI VINAYAK SHRIDHAR JOSHI with full and suffix
 powers by the Instrument of Special Power of Attorney dated

Endorsements and Certificate
(Sections 52, 58, 59 and 60)

COPY OF INSTRUMENT

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1) Smt. Krishna Shri
Shen Todi, alias
Krishna Parashuram
Sakta, age 74 years
widow and

2) Smt. Premk. To
di, age 44 years
daughter of Smt. Krishna
Shrinath Todi, late
husband deceased

3) Smt. Nanayamma
Billegi, alias, son
of Krishna Todi, late
husband deceased

4) Smt. Nanayamma
Billegi, alias, son
of Krishna Todi, late
husband deceased

5) Smt. Nanayamma
Billegi, alias, son
of Krishna Todi, late
husband deceased

6) Smt. Nanayamma
Billegi, alias, son
of Krishna Todi, late
husband deceased

7) Smt. Nanayamma
Billegi, alias, son
of Krishna Todi, late
husband deceased

8) Smt. Nanayamma
Billegi, alias, son
of Krishna Todi, late
husband deceased

9) Smt. Nanayamma
Billegi, alias, son
of Krishna Todi, late
husband deceased

28-11-1977 attested by the Executive Magistrate North Cholepur
Makaveli, Taluk,
Mysore District.

AND WHEREAS the parties of the second part have by an Instrument
of Special Power of Attorney dated 28-11-1977 duly attested by the Ex
Magistrate, Cholepur, North, Mysore District has appointed the of and
said SRI VINAYAK SHRIDHAR JOSHI as their representative duly con
stituted attorney with full and sufficient powers.

AND WHEREAS the RELEASEES of the third part have constituted as
their duly constituted attorney the aforesaid SRI VINAYAK SHRI
DHAR JOSHI BY AN INSTRUMENT OF SPECIAL POWER OF AT
TORNEY dated 5-1-1977 attested by SRI UPEND, Notary, Belga
lur.

AND WHEREAS the RELEASEES of the fourth part have appointed
as their duly constituted attorney the aforesaid SRI VINAYAK
SHRIDHAR JOSHI by an Instrument of Special Power of Attorney dated
7-1-1977 duly attested by the Ex Magistrate
Khemgaur.

NOW THEREFORE THIS DEED OF RELEASE WITNESSES AS FOL
LOWS:-

IN consideration of Settlement of their respective claims in
respect of the property herewith described in the SCHEDULE
HEREIN Below, the Releasees have do hereby release in fa
vor of SRI DHANSHAR KRISHNA JOSHI, married, Indian National,
son of Krishna Shrinath Todi, aged 38 years, Private employee
residing at Dhond, Makaveli, Taluk, North, Mysore District, the
respective RELEASEES have in the property described in
the SCHEDULES hereunto below:

1. Smt. Krishna Shrinath Todi, aged 38 years, Private employee
residing at Dhond, Makaveli, Taluk, North, Mysore District, the
respective RELEASEES have in the property described in
the SCHEDULES hereunto below:

IN WITNESS WHEREOF the parties have through their duly

COPY OF INSTRUMENT

SCHEDULES OF THE PROPERTIES

SCHEDULE I

PREPAREDNESS of Stores Number one site 1 and Number Two site below are situated within the jurisdiction of Minnesota. Sub-Div 1 and Sub-Div 2 of Coa Registration Exhibit of the same Territory of Coa, Diverse and Div.

PROPERTIES situated within the jurisdiction of Sub-Division of

ITEM NUMBER ONE (H.1) - Property known as Maximilian Prison

La Agencia (Int. Policía) situada en Guaymas, Coahuila, Morangon-Coa, within the area of Votado ~~del~~ Municipal

X Council described under Description Number Eight (over)
one hundred Twenty Seven (27) ¹⁰ at page 2

of the Park B-Twenty one (B-21) and neighbors in favour of
Clark's plan for the Indian Inscription No. 36-498 at pp.

of the Book C-44 of the Land Registry Office of Salek at Rang
sd

Cardinal survey No. 239 and is registered in the Revenue office. This property is bounded on all

the Paddy field of Communiade

By the Profraternity of Late Shridhar Manayam Torli C

as Xnidona Narayana Zeixil and
as Guini Simai Dempo.

part - By the property of
(4.2) - Rights Share, title and interest in the Prop

Maximum on Eastern Half of the Property Maximum with

This image shows a blank, aged, cream-colored page, likely an endpaper or flyleaf of a book. The paper has a slightly textured appearance with some minor creases and discoloration, characteristic of old paper. The left edge of the page is bound, and the overall tone is a warm, off-white or light beige.

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and structures thereon, situated at Mairmallem, Vasco da Gama, Taluka of Mormugao - Goa within Vasco Municipal Council described under Description No. 1.963 at pp. 187 of the Book B-5 New and registered in favour of late SHRIDAR NARAYAN TOSHI alias SRIDORA NARAINA ZOIXI under Inscription No. 18.149 at pp. 76 of the Book G-22 of the Land Registry office of Salcete at Mangao bearing old Cadastral Survey No. 238 of Mormugao and registered under Matriz No. 774 in the Mormugao Revenue office.

SCHEDULE II

PROPERTIES SITUATED within the Sub-District of Satari at Valpei of Goa Registration District of the Union Territory of Goa, Daman and Diu.

ITEM NUMBER THREE (No. 3) Right, share, title and interest of the RELEASERS in the property known as COITXET situated at Veluz, Taluka Satari, Goa District V.P. of Nagargao described under Description No. 938 at pp. 138 v of the Book B-11 New at pp. 6 of Book G-12 Bearing Matriz No. 128 and Bearing R/R Survey No. 8. 14/20/2-5, 21/3-4, and 21/1 to 4 and 1611 of Veluz Village, V.P. of Nagargao bounded as follows:-

on the East - By Bund (valado)

on the West - By the Paddy field known as Adomo

on the North - By the stream running from the Hilllock

on the South - By the Rain water (seasonal) stream.

ITEM No. 4:- Right share, title and interest of the Releasers in the property known as PIMPOLXET consisting of Vangama Paddy Field and Areca Grove, situated at Kud Taluka Satari District. Goa Village Panchayat of Saurvondem, described under Description No. 4.711 at pp. 337 of the Book B-12 New and Registered in favour of late Shridhar Narayan Bhat Toshi under Inscription Number 7.639 at pp. 6 of the Book G bearing Matriz No. 632, R/R Survey Nos. 16/1 and 14/1.

bounded on the East - By Bund (valado)

on the West - By Aqueduct known as Otano

on the South - By water Course (Sangria)
and on the ~~(North)~~ - By running waters of the Hill.

SCHEDULE III

of the property situated within the jurisdiction of Sub-District Bicholim of
Goa Registration District of the Union Territory of Goa.

ITEM No. 5: Right share, title and interest of the Releasees in the property
~~(Part of Archdiocese of Goa, described under description)~~
known as Xelint situated at Ladapem of Latambaram No. 2247 at pp. 261 of the Book

B-6 New and registered under Inscription No. 4125 at pp. 7 of the Book C-7 of Law
Registry Office of Bicholim Bearing Matriz No. 156/14-1-0.

The said Property consists of a Venica, which is separate and distinct by
itself and is bounded:

on the East - By Venica of Dodmo Nom Mollico

on the West - By Venica of Atma Eru Mollico.

on the North - By the boundary of Communalade property

and on the South - By the property of Atma Eru Mollico. It is described
under Matriz No. 156/14-1-0.

SIGNED, SEALED AND DELIVERED BY)

SHRI VINAYAK SHRIDHAR JOSHI, AS DULY)

CONSTITUTED ATTORNEY OF (1) SMT.)

(JULI) KRISHNA JOSHI ALIAS SMT. SU -)

SHILA WAMAN MODAK (2) SHRI WAMAN MODAK)

(3) SMT. LEELE KRISHNA JOSHI, ALIAS, SMT) Sd/- Vinayak Shridhar Joshi

MANGALA NARAYAN LIMAYE, (4) SHRI NARAYAN)

ANANT LIMAYE, (5) SMT. NISHA KRISHNA JO -)

SHI, alias SMT. SUDHA CHINTAMANI LIMAYE)

(6) SHRI CHINTAMANI DIWAKAR GORE (7) SMT)

KRISHNA SHRIDHAR JOSHI (8) SMT. PRAMILA)

JOSHI, ALIAS SMT. PRAMILABAI NARAYANRAO PATHAK)

Endorsements and Certificate
(Sections 52, 58, 59 and 60)

196

195

COPY OF INSTRUMENT

(9) SHRI NARAYANRAO BHIKAJI PATHAIS...)
FOR AND ON THEIR BEHALF. ...)

IN THE PRESENCE OF:

1. 3d. Eustaquio Rodriguez
2. St. Nicolas Borges.

Copied by me: *[Signature]*

Read by me.

Compared by me.

True Copy.

(No 4 mistakes: ② eight + ④ - ④ nine) Number of mistakes: 11 (eleven).

①, ⑦ and ⑨ alterations; ① to ⑥ - ⑥ same; ② substitution.

SUB-REGISTRAR
MO. BANGALORE

Número de ordem inscripta	Situação ou localidade dos prédios	Nomes e moradas dos proprietários ou usufrutuários	Designação dos prédios com os seus nomes próprios, se os tiverem, sua natureza e con- frontações naturais	Medição rigorosa ou aproximada dos prédios	Porção de sem- pára que os prédios compartilham	Rendim- bruto em gêneros predios r
771	Cano Mainalim	Luizinho Melina Fernandes de Barcelos Lima.	Prédio Mainalim confrontado nascente por rea dochy ady da Comu- nidade poente e sul águas verticais e norte Mainalim de barmelim da Rocha Machado.			9...
772	"	Sirivassa Vorem Lalimai Dimpó de Mna-Yoa	Prédio Mainalim confrontado nascente varzea dochy ady de Co- munidade poente águas verticais norte rio de Mai- nelim de barmelim de Rocha Machado e sul Sangria.			Coco
773	"	Sidora Narana Loray de Morun- gao.	Prédio Mainalim confrontado nascente predio varzea Panchi de Lodii ady da Comu- nidade poente águas ver- ticais norte rio de Mai- nelim e Felix Manuel Lpacias e sul águas verticais			

CERTIFIED COPY

Copy applied on 20/9/16

Copy ready on

Copy delivered on 20/9/16

Checked by

Compared by

Credited amount of Rs.

In this office vide receipt No. 211/16

at 20/9/16

8508M
Mandato de Mormugao
Vasco da Gama.



Handwritten signature

Scanned by CamScanner

his free will clearly and lengthily stated to me
That he is owning immovable property surveyed under
Chattri no. 24, 25, 27 & 241 of P.T. Sheet no. 100 Con--
sisting of several Tenements situated at Vase all have
been leased to different persons on rental basis.
Also the property known as 'Cottret' situated at Belug
in Sathari Taluka of Village Panchayat of Nagargan,
described under no. 938 and Matrig no. 128 and another
property known as 'Pimpelret' at Kudnem, described under
no. 4711 and another property known as 'Xelint' situated
at Tadtem in Bicholim Taluka, described under no. 2247
and also holding savings bank A/c no. 12853 in the
Bank of India, Vasco da Gama. That by this present
Will, the testator stated that he has a great love
and affection to his nephew, Mr. Daxodar Krishna
Joshi, Son of Shri Krishna Shridhar Joshi, mechanic
married, residing at Dhond, Maharashtra, as he looks
after him for his day-to-day needs and provides him
medical facility during his old age and other assistance
and as such the testator bequeaths, devises, leaves
exclusively all the aforesaid properties, bank balance
alongwith the benefits to the said legatee, Mr. Da-
xodar Krishna Joshi, who being the sole and uni-
versal heir, will have full and absolute ownership
right of all the properties that belong to the testator.

Handwritten signature

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...ntu...
...do barn
...lacho

or may be acceded to - the - testator any time hereinafter. The - testator further states that he has no ~~ascendants~~ or descendants and by this will he declares that the said Shri Damodar Krishna Joshi is the only universal and sole heir to whom all his aforesaid properties shall devolve and vest on him. The - testator further states that this is his last will and earlier writings elsewhere, codicil or any other testaments done elsewhere shall stand cancelled and revoked. All the formalities ^{well} completed one after another. It is in this manner that the testator makes the disposition of his last wish, this being his first testament, so the - testator stated and granted which I hereby attest. The witnesses whose fitness I verified who testified to this act were ① Shri. Simao Manuel Fernandes, aged 52 years, married, Shri Rosario Fernandes, op Vasco da Gama ② Shri. Francisco D'Costa, Shri. Antonio D'Costa married, aged 41, Service, Shri. Claudio and ③ Shri. Luis Jose Botelho, Shri. Sebastiao Botelho, aged 52, married, op Santiago. who are signing along with the - testator and with the said Notary Public Ex-Officio, after this testament was read audibly by me in the simultaneous presence of all and by all found to be as per the wishes of the - testator. This bears a Notary Stamp of Rs-3/-

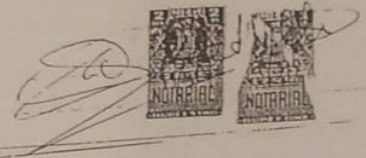
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2021-12-17 Copying right on my - 2011

The draft of the testament was brought by
the - testator
conclusion: - the a / read, as, here

x Kingdon Shethu John
Signed H. P. ...
W. B. ...
+ Francisco D. Co



Certified to be a true xerox copy of the original will dated
19/7/91 drawn at pages 174 to 177 of the Notarial Book of
Wills bearing No.30.
Place: Vasco da Gama.
Dated: 29/7/94.
Paid fee of Rs.20/- by Recd No.79/3 dt.29/7/94.
Total: 2 sheets.

Office of the Notary Public Ex-Officio of Mormugao.
The Notary Public Ex-Officio of Mormugao.

Pedro Felipe da Rocha Jr

(Pedro Felipe da Rocha Jr)