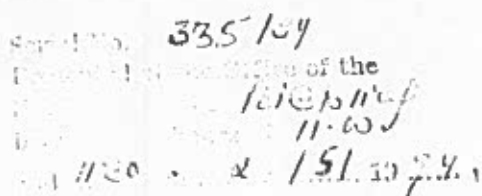


① $\frac{41}{28/6/94}$



Received fees for: Rs..... Ps.....
 Rent 68-00
 Copying 0-20
 Copying 0-20
 10 Coups 10-00
Total Rs. 49-00

महर्षिनामोऽस्तु नमोऽस्तु

REGISTRATION
RECEIVED

OUR REGISTRATION
NICHOLIN

DEED OF DECLARATION

THIS DEED OF DECLARATION is executed at
Dicholim on 16th day of April in the year One
Thousand Nine hundred Nity Four by; We, (1) NARA-

...2/-

3/60... Plc and Bicholim Date 22/4/64
 Name of the purchaser... Vernekar
 residing at... Bicholim... Son of...
 Signature of the vendor
 Signature of purchaser

: 2 :

YAN ANANT VERNEKAR, son of Anant Vernekar, married landlord and (2) Smt. LAXIMIBAI NARAYAN VERNEKAR, both resident of Bicholim, Goa, do hereby solemnly declare and state as under ;

1. We are absolute owners in possession of the property known as "MALAR" alias "TONCO GHAR JAGA" bearing survey No. 113, Sub division No. 1 & 2 Situated in Village Bicholim of Bicholim Taluka, Goa. We have purchased the said property through Court of Bicholim in Civil Suit No. 54 of 1973 and

...3/-





: 3 :

we have acquired rights to transfer, develop or dispose it in any manner of whatsoever nature.

2. By an agreement executed on 25th day of August, 1988 registered before public Notary, Zoivonta Suria Rau Dessai, Bicholim, under No. 730/88, the said property surveyed under No. 113 Sub-Division No. 1 & 2 of Village Bicholim comprising together an area of 852 Square metres was transferred by us to the developers namely, Shri ANANT NARAYAN VERNEKAR & KALIDAS NARAYAN VERNEKAR to construct a three storied (floors) building for our own use and to sell

...4/-



3465- Backh 32/11/79
51-
NAME OF THE PARTY H. Vernekar
NAME OF THE PARTY Backh
As there is no stamp paper for the completion of the same is attached herewith
15/-
Signature of the Vendor

: 4 :

the remaining flats, shops and Offices on ownership basis on completing it as per the plans approved by the Bicholim Municipality.

3. The developers, Anant Vernekar and Kalidas Vernekar have jointly developed the said property and have constructed the proposed building at their own costs and expenses on plot surveyed under No. 113 sub-division No. 1 and 2 in an area of 852 Sq. mts.

4. As per the clause No. 9 of the agreement dated 25th day of August, 1988 entered between the

....5/-



: 5 :

developers, they have complied with the same and satisfied the consideration as stipulated therein as such we confirm and declare that we have no further claim against the said building or the land whereon the building is constructed by the developers in survey No. 113 Sub-Division 1 & 2. The developers, Anant Vernekar and Kalidas Vernekar have full right, title and interest over the building and land surveyed under No. 113 Sub-Division No. 1 & 2 admeasuring total 852 Sq.mts.

5. We hereby confirm and declare that we have no claim of whatsoever nature against the said building or land surveyed under No. 113 Sub-Division No. 1 & 2 and for all purposes, the developers, Anant Vernekar and Kalidas Vernekar have full power, rights, title and interest in the building together with land occupied by the building under survey No. 113 Sub-Division No. 1 & 2 of Village Bicholim.

6. The developers have exclusive rights to deal with flats, Shops, Offices etc. of the building in the manner they like. They have rights to execute sale deeds or any other conveyance deed as required under law or comply with any formalities required under law in any Offices of Govt. or Semi Government or local authority in respect of any matters pertaining to the

...6/-



: 6 :

building as its sole owners.

7. We declare, this declaration is made by us with full knowledge of facts, without coercion or duress and in our own willingness on this 22nd day of April, 1994, at Bicholim.

Solemnly affirmed and declared)
on this 22nd day of April, 1994)
at Bicholim, Goa.)

कृष्णोपाध्यायनारायणवेर्णेकार
THE ATTORNEY FOR DECLARANTS



Readover, explained &
Identified by;

Prabhuganekar
Pratish V. Prabhuganekar 26/4/94
P. A. Hq. LL. B.

Advocate High Court
Bicholim, Goa.

WITNESSES:

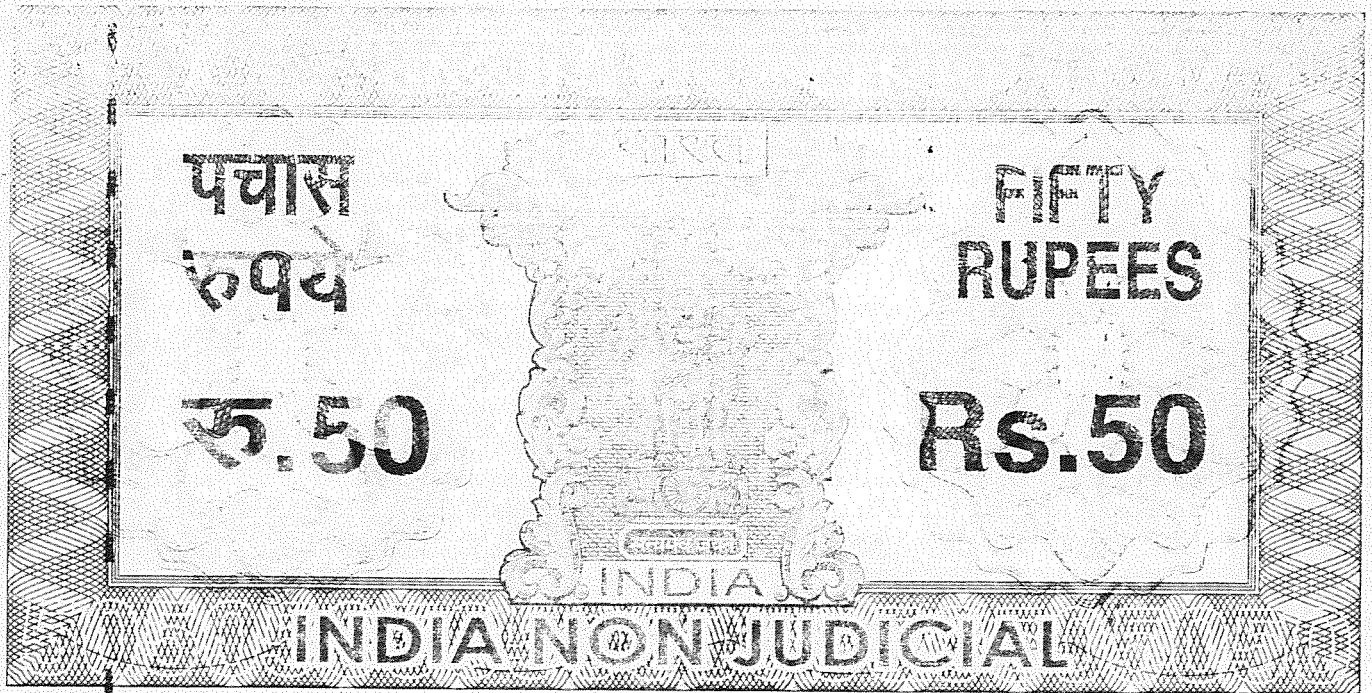
Amkar C. Parake

Anil J. Godekar

कह्यौषाईवापराणवेणकव.

Registered No 41
at pages 330 to 333
Book No. I Volume No. 56
Date 28/6/1994
Sub Registrar - 28/6/1994





गोवा GOA

1986

29/04/15

516241

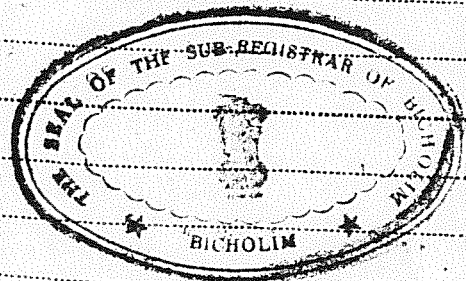
50/ Anant Vernekar
Bichol

(2)
[Signature]

OFFICE OF THE CIVIL REGISTRAR - CUM - SUB REGISTRAR
BICHOLIM GOA

DEED OF GIFT CERTIFIED to be a true Xerox copy of

Duly registered in this office under number 24 of book No. 1
Volume No. 55 dated 30th March 1994 Bicholim, Goa.
Total sheets 10 (Ten)
Paid fees of Rs. 175/-
Receipt No. 92/24
Dated 29/4/2015
Copy applied on 29/4/2015
Copy ready on 30/4/2015
Copy delivered on 30/4/2015
Copy prepared and compared by:- [Signature]





207
Copy of the document no 207 of 194
of book Contains ... 9 ... Sheets
Sub Registrar

Serial No. 207/94.
Presented at the Office of the
Sub-Registrar of Bicholim
between the hours of 3 p.m.
and 3:30 on 24th, March, 1994.

Received fees for
Registration

Copying (Folios)

Copying endorsements 24

Rs	P
12	70 : 00
	36 : 00
	3 : 00

Total Rs. 1909 : 00

Signed Kalidas Narayan Vernekar

signed P.F.M. João

Signed P.F.M. João

SUB-REGISTRAR
BICHOLIM

DEED OF GIFT

THIS DEED OF GIFT is made at Bicholim on
this 24th day of March, 1994 B.E.T.W.E.E.N:

Kalidas Narayan Vernekar.

Read by

Compared by

186 Bicholim
 P. 2000
 Narayan Anant
 Bicholim
 There is no other
 Signature of the Ex-officio vendor
 Signature

210

+

+ st 17 2

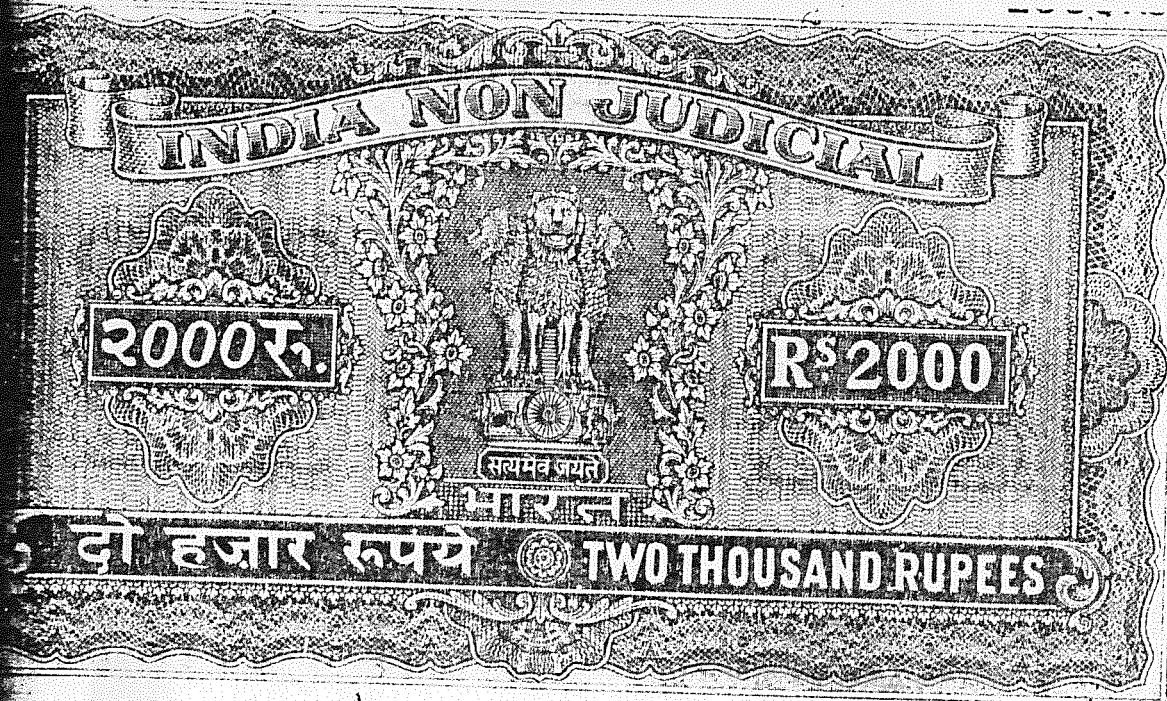
: 2 :

(1) Shri NARAYAN ANANT XET VERNEKAR, son of late Anant Xet Vernekar, landlord, married, resident of Bicholim, Goa, (represented by his power of attorney, Smt. Laximibai N. Xet Vernekar, registered before Notary Public, Bicholim, under No. 943 dated 18th March, 1994).

(2) Smt. LAXIMIBAI NARAYAN XET VERNEKAR, daughter of late Govind Shirodkar, married, housewife,

Kailas Narayan Vernekar.

Good BY
 Compared by



211

Copy of the document no 207 of 94
of book Contains Sheets
Sub Registrar

3

+

: 3 :

resident of Bicholim, Goa, hereinafter called
" The Donors " of the ONE PART; A N D

(1) Shri KALIDAS NARAYAN XET VERNEKAR, son of
Narayan Xet Vernekar, married, businessman, major
of age, resident of Bicholim, Goa.

(2) Shri ANANT NARAYAN XET VERNEKAR, son of
Narayan Xet Vernekar, bachelor, businessman,
aged 27 years, resident of Bicholim, Goa, herein-

Kalidas Narayan Vernekar.

Read by

Remained by 11

186 Bicholim Bicholim 21
per paper 2000/-
per paper Navayam Varnat Varn
Bicholim

145

Per official vendor

Signature

212

: 4 :

+ SE 18/4
+

after called " THE DONLES " of the OTHER PART;

WHEREAS the donors are the absolute owners
of their respective shares in the immovable pro-
perties described in the Schedule herein below
mentioned and situated within the limits of
Bicholim Municipal Council, Bicholim, Goa.

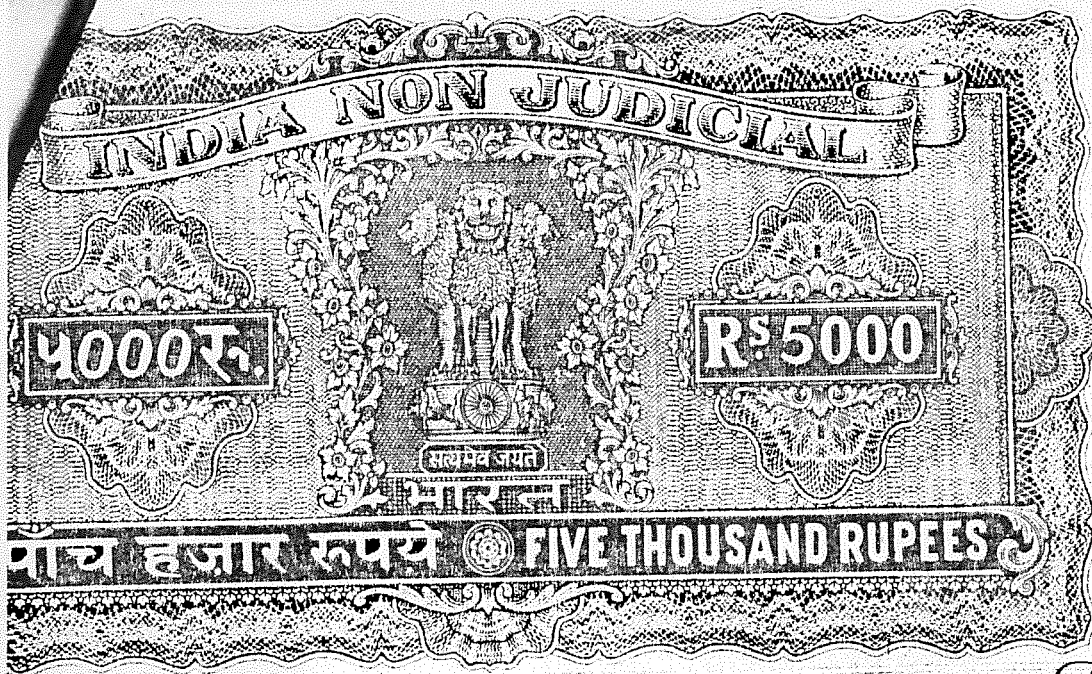
AND WHEREAS out of natural love and affec-
tion towards the donees, the donors are desirous

Kaladwarayam Varnakur.

Read by

Compared by

P.H.



213

Copy of the document no 207 of 94
of book 1 Contains 9 Sheets
Sub Registrar

4

7
: 5 :

of making a gift of the said properties listed
in the Schedule below in favour of the donees
in equal shares.

AND WHEREAS the property described in the
Schedule Surveyed under no. 10 sub-division nos.
17, 18 and 19 is an agricultural land entire ad-
measuring 3350 Square metres. It consists of
coconut trees and jack fruit trees and farm houses.

Kalidas Narayan Vernekar

Recd by

Registered No. 14

186 place of vend. Bichchur 20
stamp paper PS 5000
Name of the purchaser Narayan Chandra Verma
Bichchur
There is no one single stamp
stamp paper for the
with

1450

Witnessed at the B. Chhota Bazaar

214

—
: 6 :

— st 17

The said property is divided into two halves and the donees shall have equal share and rights in the same. The profits and benefits derived out of the cultivation in the said property shall be equally shared by the donees among themselves. The donors hereby gift their respective share in the said property in favour of the donees without reserving any further rights to themselves. The market value of the said property is

Kalidas Narayan Verma.

Not by

Sanctioned by



215

Copy of the document no 207 of 74
of book 1 Contains 9 Sheets
Sub Registrar

5

[Signature]

Rs. 41,250/- (Rupees forty one thousand two hundred fifty only).

AND WHEREAS the property surveyed under No. 113 sub-division no.1 and 2 of Village Bicholim, belonging to the donors entirely admeasures 3150 Square metres. This property is purchased by the donors through the Court of Bicholim in Civil No. 51 of 1975 and thus have become absolute owners

Kalidas Narayan Vemalcar

Read by
Sampad by *[Signature]*

BICHOLIM

Price of the property Rs. 5000/-
Date of the purchase 14/5/88
Place of purchase Bicholim
There is no one single
Additional stamp paper
with.

145

Signature of the Vendor

216

: 8 :

+ stamp

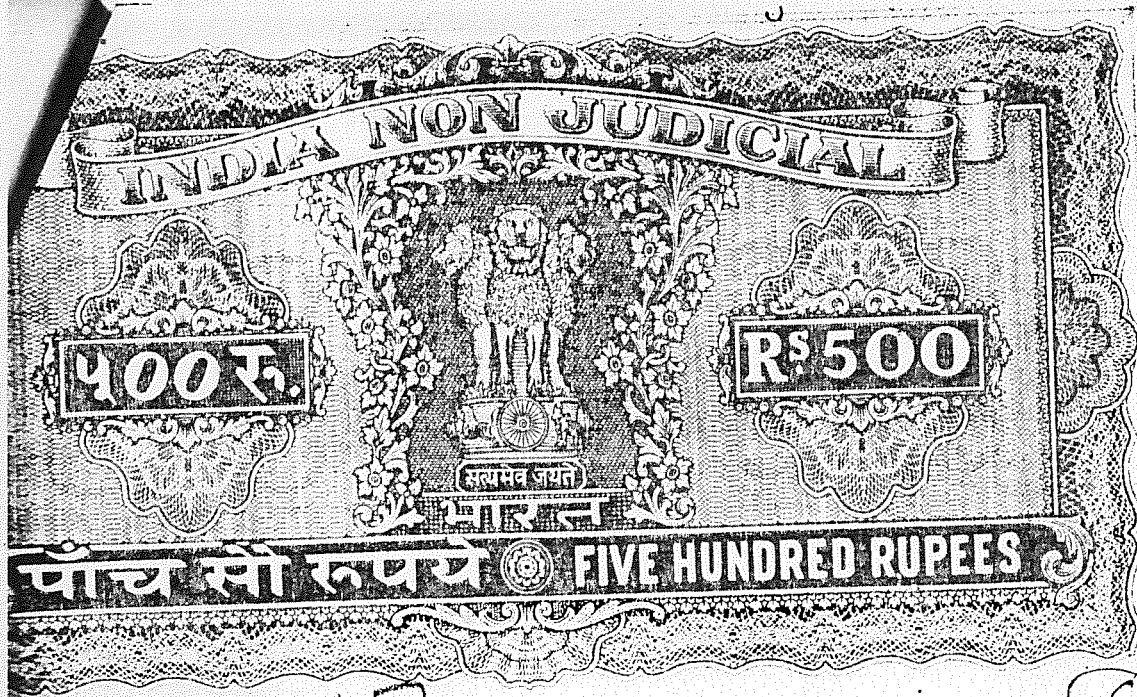
in possession thereof in their respective shares.

AND WHEREAS the donors have entered into an agreement with the Developers on 25th day of August, 1988, which is registered before Notary Public, Zoivanta Suria Rau Dessai, Bicholim under No. 730/88, for developing an area of 727 Square metres Surveyed under number 113

Shaladas Narayan Vemaldas.

Read by

Witnessed by



217

Copy of the document no. 297 of 1944
of book Contains 9 Sheets
Sub Registrar

[Signature]
SUB-REGISTRAR
BICHOLIM

PS 4/1

+

: 9 :

sub-division no.1 and an area of 125 Square metres
Surveyed under no. 113 sub-division no.2, comprising
total area of 852 Square metres. AND WHEREAS
the donors hereby gift their respective shares
in the property surveyed under no. 113 sub-division
no.1 and 2 of Village Bicholim, admeasuring 2298
Square metres to the donees to possess and enjoy
equally among themselves. The market value of this

Kalidas Narayan Vemlekar

[Signature]
Read by
Compared by *[Signature]*



No. 156 Price of the property 1.00
Value of stamp paper 2.00
Name of the purchaser Narayan Chandra
Name of the donor Bichela
Additional stamp paper 10
Date

Signature of the Ex-officio

218

+

+ str

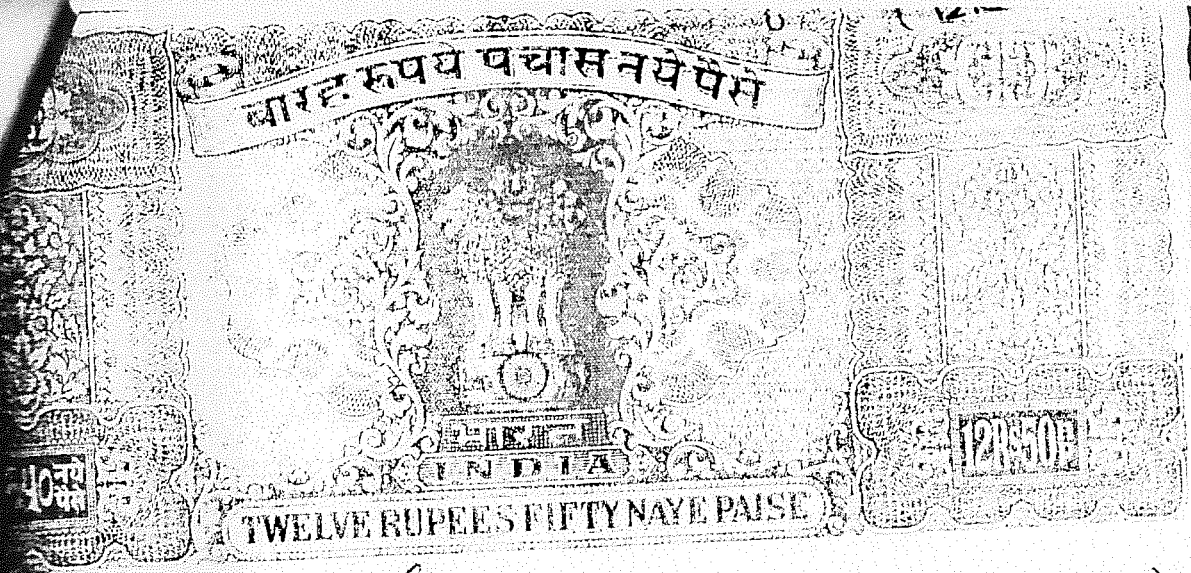
Property is Rs. 1,40,000/- (Rupees One Lakh Forty Thousand Only).

NOW THEREFORE THIS DEED OF GIFT WITNESS AS FOLLOWS:

1. The donors out of love and affection towards the donees do hereby convey, transfer and assign UNTO THE DONEES by way of gift all the immovable properties described in the Schedule herein under
Kalsam Narayan Desai.

Read by

Witnessed by



219

(7)

Copy of the document no 207 of 19/11/19
of book 1 Contains 9 Sheets
Sub Registrar

[Signature]
SUB-REGISTRAR
BICHOLI

18 12

: 11 :

mentioned in equal shares among themselves TO HAVE
AND TO HOLD AND ENJOY the same absolutely and fore-
ver.

2. The Gift is made without reservation of any
life time interest to the donors. The donors have
only two sons namely i.e. the donees (Kalidas Xet
Vernekar and Anant Xet Vernekar. The properties are
gifted to the donees in equal shares and the title
deed in respect to the said properties are handed
over to the donees to-day for their use, reference
and custody. -----

Kalidas Narayan Vernekar

[Signature]
Read by
Compared by *P.4*

BICHOLI

220

: 11A)

3. The Gifted properties are unencumbered and the donees shall quietly enjoy the profits and benefits without any disturbance or interruption whatsoever.

4. The donees hereby accept the said Gift of the properties with thanks to the donors.

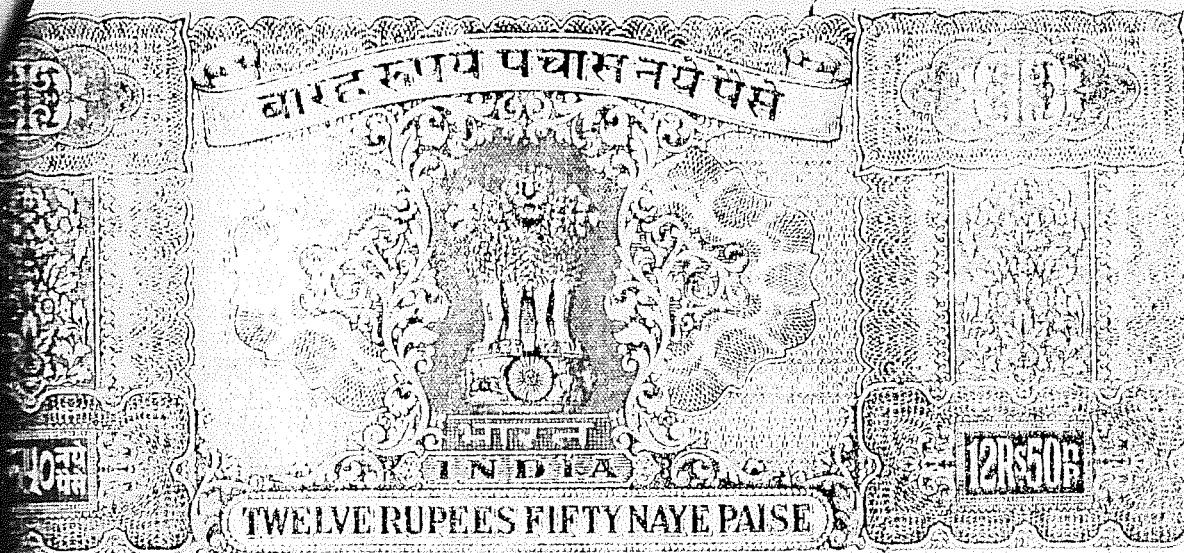
SCHEDULE

ALL THAT property known as "Ghar Bhatlem" alias "Odli" surveyed under No. 10 sub-division no. 17, 18 and 19, described in the Land registration Office under No. 1715 Fls. 127 libro B-5 New and ha-

Kalidasa Narayan Verma

Read by,

Witnessed by *14*



Copy of the document no. 207 of 9.4.1944
 of book Contains 9 Sheets
 Sub Registrar

221

: 12 :

ving matriz No. 367, situated at Bicholim, within the Bicholim Municipal Council, sub-district of Bicholim, Goa, and bounded to the East: by Municipal road, to the West: by property Odli and now it is New Municipal Market, to the North: by property of late Keshav Vithal Xet Vernekar and to the South: by property of Manikrao Dessai. This property is mainly an agricultural land and consists of coconut grove and jack fruits trees. It admeasures 3350 Square metres.

ALL THAT property known as "Tanco" situated at Bicholim town registered in the Land registra-

Kalidas Narayan Vernekar

Read by:

Compared by: 1/4

222
+

+st

: 12A :

tion Office under No. 1472 of Book B-4 New and registered in the Land Revenue Office under No. 357 and bounded on one side by a Municipal road beyond which the Municipal ground; on the other side by the property of the Government (House of Public Prosecutor) on the third side by the property known as " Gharzega " and the property of Naik and on the fourth side by the property of Mavany which is commonly known as "Malar" and is surveyed under no.113 sub-division no.1 of Village Bicholim So also



Shalides Narayan Vemelleer.

[Signature]
Dated by
Witnessed by *14*

6

Copy of the document no 207 of 94
of book Contains 9 Sheets
Sub Registrar

9

[Signature]

4

: 13 :

223

the property " Garzaga " admeasuring 906.15 Square metres, situated at Bicholin, bearing Survey no. 113 sub-division no.2 and bounded on one side by property of Morte Rawlo Naik, on the second side by Municipal road, on the third side by the property of Shantarām Dhond and on the fourth side by the property named " Tanco " of Village Bicholin.

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands on the day, month and the year above written.

SIGNED, AND DELIVERED by)
withinnamed Donor No.1;)
(Through his Power of Attor-)
ney, Smt. LAXIMIBAI N. XET)
VERNEKAR)

उत्तरीबाई निमिबाई/ए/वेर्नेकर

SIGNED AND DELIVERED BY)
withinnamed Smt. LAXIMIBAI)
NARAYAN XET VERNEKAR,)
DONOR No.2)

ए/हमीबाई निमिबाई/ए/वेर्नेकर

Read by
Compared by *[Signature]*

Kalidas Narayan Vernekar

224⁺
: 14 :

+P

SIGNED, AND DELIVERED BY)

WITHIN NAMED SHRI KALIDAS)

NARAYAN XET VERNEKAR,)

THE DONEE NO.1)

Kalidas Narayan

SIGNED AND DELIVERED BY)

WITHIN NAMED SHRI. ANANT)

XET VERNEKAR, DONEE NO.2)

Anant Narayan Vernekar



WITNESSES;

1. *→ Anil Jagannath*

2. *→ E. D. ...*

Kalidas Narayan Vernekar.

[Signature]
Read by
Compared by *PV*

228

10

Copy of the document No 227 of 1977
of book 1 Contains 9 Sheets
Sub Registrar

Copy of Endorsements and Certificate

1) Smt. Laximibai Narayan Shet Vernekar,
s/o Late. Govind Shirodkar, housewife, major of age,
for self and as lawful attorney of her husband
Shri. Narayan Anant Shet Vernekar, s/o Late.
Anant Shet Vernekar, Landlord, major of age,
both residing at Bicholim - Goa;

Shri. Kolidas Narayan Shet Vernekar, s/o
the said Narayan, married, businessman, major of age,
residing at Bicholim; and

Shri. Anant Narayan Shet Vernekar,
s/o The said Narayan, bachelor, businessman,
27 years, residing at Bicholim; all Indian
nationals.

Executing parties.....
.....
admits execution of the so called
Gift..... deed

1. श्री - लक्ष्मीबाई नारायण वेर्कर [T. P.]

adl. PFMT, adl. PFMT.

Anant Narayan Vernekar
Signed. Kolidas Narayan Vernekar [T. P.]

Signed. Anant Narayan Vernekar
[T. P.]

726

Shri Anil Jaganath Gadekar, s/o
Jaganath Gadekar, unmarried, Service,
~~major of age, residing at~~ Dicholim, Goa.

and known to the Sub-Registrar state
that he personally knows the above ex-
tant and indentifies them.

signed A. G. Gadekar

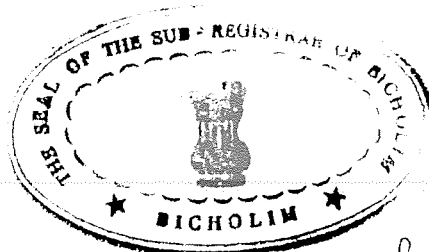
signed Anil J. Gadekar

Dicholim, 24th, March, 1994.

Signed Pedro Filipe das Mercas João

SUB REGISTRAR
DICHOLIM

registered No. 24 Filed in
at pages to
Book No. 1 Volume No. 55
Date 30th March 1994
Sd/- S. R. Borkar.
Sub-Registrar



Number of mistakes: (U); (One); 1

Interlineation: (U) is

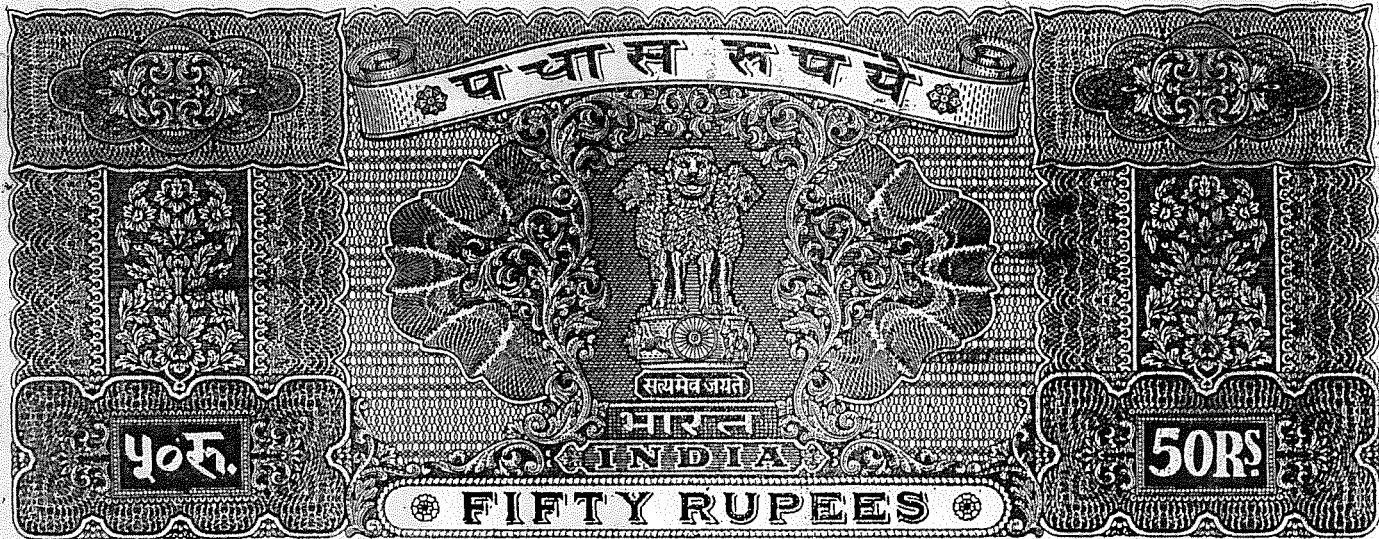
Endorsements Copied by me LDC TB
True Copy and Endorsement LDC
Compared by me.

SUB REGISTRAR
DICHOLIM

Reader Examined

Original 1st copy

50 RS.



Serial No. 278/2000 (duplicate)
Presented at the Office of the
Sub-Registrar of Munshi
between the hours of 12.30
and 1.00 on 13-4-2000.

Kalidas

Munshi

NICHOLAS

Received from Kalidas
Registration fee 5000
Copy fee 1000
Copying endorments

Total Rs. 5000

Munshi

**SUB REGISTRAR
NICHOLAS**

DEED OF PARTITION

THIS DEED OF PARTITION entered into on
this 10th day of April, 2000;

B E T W E E N

..... 2/-..

92
Bicholim 10/11/2002
Do Jot
S. Vernekar
Son of N. S. Vernekar
Bicholim
RAS
of the Vernekar

: 2 :

SHRI. KALIDAS NARAYAN SHET VERNEKAR, son
of late Narayan Shet Vernekar, Indian National,
major of age, married, businessman, resident of
Sonarpeth, Bicholim-Goa, and Mrs. JOSHNA KALIDAS
SHET VERNEKAR, daughter of Shri. Vinayak Saju
Shirodkar, Indian National, major of age,
housewife hereinafter referred to as Party of the
FIRST PART (which expression shall unless it be

..... 3/-..

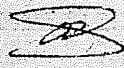


: 3 :

at Sunderpeth, Bicholim Taluka, Goa, shall be hereinafter called "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the FIRST PART;

A N D (3) Mrs. JOSNA KALIDAS SHET VERNEKAR, wife of Shri Kalidas Narayan Shet Vernekar, major in age, housewife, Indian

...4/-...

232
Sl. No. _____ Place of vend. Bicholim Date of Issue 9/5/02
Value of stamp paper 1,000/-
Name of the purchaser Twinkle A. Vernekar
Residence Bicholim Son of _____
As there is no stamp paper for the value of Rs. 4800/-
Additional stamp paper for the completion of the vend. is attached along
with.

Signature of the Vendor

Signature of the Purchaser

: 4 :

National, residing at Sonarpeth, Bicholim Taluka,
Goa, shall be hereinafter called "THE CONFIRMING
PARTY" (which expression shall unless repugnant to
the context or meaning thereof be deemed to
include her heirs, executors, administrators and
assigns) of the SECOND PART;

A N D

Mrs. TWINKLE ANANT SHET VERNEKAR, wife

...5/-...

: 4 :

Vasant Shamba Nagvekar, Indian National, major of age, housewife hereinafter referred to as the Party of SECOND PART (which expression shall unless it be repugnant to the context or meaning thereof include their heirs, executors, administrators and assigns) of the SECOND PART;

SMT. LAXMIBAI NARAYAN SHET VERNEKAR,
widow, housewife, major, Indian National, resident

..... 5/r..

YEAR 02

: 3 :

repugnant to the context or meanings thereof include their heirs, executors, administrators and assigns) of the FIRST PART;

Shri. ANANT NARAYAN SHET VERNEKAR, son of late Shri. Narayan Shet Vernekar, Indian National, major of age, married businessman, resident of Sunderpeth, Bicholim, Goa, and Mrs. TWINKLE ANANT SHET VERNEKAR, daughter of Mr.

..... 4/-..

: 5 :

of Sonarpeth, Bicholim-Goa, who is as Party of
THIRD PART or CONFIRMING PARTY of First part and
Party of Second part in this Deed of Partition.

WHEREAS the Party of the First Part and
the Party of the Second Part are the sons of late
Shri. Narayan Shet Vernekar and Smt. Laxmibai
Narayan Shet Vernekar.

..... 6/-..

: 6 :

AND WHEREAS by a Public will dated 10.12.1986 executed by Shri. Narayan Shet Vernekar and Smt. Laxmibai Narayan Shet Vernekar has bequeathed all the disposable share of both Laxmibai Narayan Shet Vernekar and Shri. Narayan Shet Vernekar in the following properties in favour of the Party of the First Part and the Party of the Second Part (one) survey No. 10,

..... 7/-..

3

: 8 :

AND WHEREAS vide agreement dated 25.8.1998 registered before late Shri. Joivonta Surianao Dessai, Notary at Bicholim under Registration. No. 729/88 the Party of the First Part and the Party of the Second Part agreed to construct a three floor building in the property surveyed under No. 113/1(part) and 113/2(part) of Village Bicholim, and whereas in pursuance of the

..... 9/-..

: 7 :

Sub-Division 17, a coconut plantation at Bicholim
(two) House property surveyed under number 10,
Sub-Division 18, of Bicholim, (three) A cow shed
surveyed under number 10, Sub-Division 19, at
Bicholim (four) House property at Sonarpeth, House
No. 8, Bicholim-Goa, surveyed under survey No. 119,
Sub-Division 19 (five) properties surveyed under
numbers 113, Sub-Division 1 and 113 Sub-Division 2
at Bicholim-Goa.

..... 8/-..

: 10 :

by entering into Deed of Partnership "M/s. VERNEKAR BUILDERS", by making investments in equal shares and constructed the building "NAVANATH CHAMBERS" by the Party of the First Party and Party of the Second Part.

AND WHEREAS the parties are now desirous of partitioning the properties owned by them jointly which are referred to hereinabove and

..... 11/-..

: 9 :

agreement a portion of the property surveyed under No. 113/1 (part) & 113/2 (part) admeasuring 852 m² was developed by the Party of First Part and Party of Second Part;

AND WHEREAS the said building known as "NAVANATH CHAMBER" constructed in property surveyed under No. 113/1 (part) and 113/2 (part) has been constructed by both the parties thereto

..... 10/-..

: 12 :

survey No. 113/1 (part) and 113/2 (part).

AND WHEREAS a deed of gift dated 2/3/1994 was also executed by late Narayan Vernekar and Smt. Laxmibai Vernekar and gifted their respective shares in respect of property surveyed under No. 113/1 and 113/2 in Bicholim Village admeasuring 2298 m² and property surveyed under No. 10 Sub-Division 17, 18 and 19 in Village

..... 13/-..;

: 11 :

which were bequeathed to them by their late father Shri. Narayan Shet Vernekar and their mother Smt. Laxmibai Narayan Shet Vernekar.

AND WHEREAS vide declaration dated 26/4/1994 Smt. Laxmibai Vernekar the confirming Party herein and Shri. Narayan Shet Vernekar had solemnly declared that they have no claim whatsoever nature against the land or building in

..... 12/-...

S.No. 113/2 (Part) is 125 sq. mts. total area is 950 sq. mts. in this plot "The Building Navanath Chamber", duly constructed and some Flats and Shops were sold and this plot surveyed in the name of M/s. Vernekar Builders and remaining unsold shops and Flats will be distributed among Party of First Part and Party of Second Part only.

2. 113/1 (Part) and 113/2 (Part) area in

..... RS/-...

1 13 :

Bicholim admeasuring about 3350 sq. mts. to the
Party of the First Part and Party of Second Part.

AND WHEREAS regarding property surveyed
No. 113/1 and 113/2 total area is 3150 sq. mts.
situated at Malar Bicholim. This property divided
into following Sub-Division.

1. 113/1 (Part) area is 825 sq. mts. and

..... 14/-..

: 16 :

its area is 491 sq. mts. and is belonging to Party of First Part. This plot mark as 'D' and delineated in red colour.

5. A common way for 4 plots including building are as follow:

113/1 way area 400 sq. mts.

113/2 way area 66 sq. mts.

All area shown in survey plan attached herewith.

..... 17/-..

: 15 :

752 sq. mts. (mark B). The same plot is jointly owned by Party of First Part and Party of Second Part was now taken by Party of Second Part and delineated in green colour.

3. Survey No. 113/1 (Part) mark as 'C' its area is 491 sq. mts. belonging to Second Part and delineated in green colour.

4. Survey No. 113/1 (Part) mark as 'D' and

..... 16/-..

: 18 :

own and possess the plots in the aforesaid properties and Flats and Shops in the building Navanath Chamber shall belong to the Party of "First Part" is stated below and more particularly described in a Schedule A to this partition deed, also plan attached showing Plots, Shops and Flats are delineated in red colour; they are as follows:

1. The plot in property known as "GHAR BHATLEM" alias "QDLI" surveyed under No. 10/17

..... 19/-..

: 17 :

NOW THIS DEED WITNESSETH AS FOLLOWS :

In pursuance of the Mutual agreement between the parties to divide the plots in aforesaid properties with including the Flats and Shops which are vacant in Navanath Chambers between the Party of the First Part and the Party of the Second Part it is agreed between the parties as follows:-

1. That the Party of the First Part will
..... 18/-..

: 20 :

- b) Shop S-2 situated at Ground Floor, having an area 30 sq. mts. and its market value worth Rs. 90,000/- (Rupees ninety thousand only).
- c) Shop S-3 situated at the Ground Floor, having an area 30 sq. mts. and its market value worth Rs. 90,000/- (Rupees ninety thousand only).
- d) Also Shop GS-14 is situated at rear side of the same building at Ground Floor and its area is 30 sq. mts. and its market value worth Rs. 75,000/- (Rupees seventy five thousand only).
- e) The First Party will also own the Flats at First Floor of Navanath Chamber of "NAVANATH CHAMBER BUILDING" Flat No. FF-1 and FF-2 the area of its 160 sq. mts. and market value of these Flats worth Rs. 4,00,000/- (Rupees four lakhs only).
- f) Also the Flats on Third Floor of "NAVANATH CHAMBER BUILDING" which are incomplete conditions they are Flat No. TF-1 are 96 sq. mts. value worth Rs. 1,92,000/- (Rupees one lakh ninety two thousand only).

(Part) which is mark 'B' and survey No. 10/19, situated at Bicholim. The area of said plot is 1675 sq. mts. and Market value is Rs. 1,67,500/- (Rupees one lakh sixty seven thousand five hundred only).

2. The property know as "GHAR JAGA" alias "MALAR" it is surveyed under No. 113/1 (Part) which mark 'D' and is showing in red colour, situated at Bicholim. The area of the same plot is 491 sq. mts. and its market value is Rs. 98,000/- (Rupees ninety eight thousand only).

3. The Shops at ground floor and Flats at the first and third floor of Navanath Chamber in plot surveyed under 113/1 (Part) and 113/2 (Part) Bicholim Goa, are described below.

The shops at the ground floor of above said building are as follows:-

4. a) Shop S-1 situated at Ground Floor having an area 30 sq. mts. and its market value is Rs. 90,000/- (Rupees ninety thousand only).

..... 20/-..

(Part) which is mark 'A' and 10/18 and it is situated at Bicholim, Goa. The area of plot is 1675 sq. mts. and its market value worth Rs. 1,67,500/- (Rupees one lakh sixty seven thousand five hundred only).

2. The Party of Second Part in the plot in the property known as "TANCO AND GHAR JAGA" alias "MALAR", surveyed under No. 113/1 (Part) and 113/2 (Part), which is mark 'B' and shown green in colour in plan, Bicholim-Goa, total area of this plot is 752 sq. mts. The market value worth of Rs. 1,50,000/- (Rupees one lakh fifty thousand only).

3. The property known as "GHAR JAGA" alias "MALAR" surveyed under No. 113/1 (Part), which is mark 'C' and shown in green colour in plan, situated at Malar Bicholim admeasuring 491 sq. mts. and its market value worth Rs. 98,000/- (Rupees ninety eight thousand only).

4. The Shops at Ground Floor and Flats at the First Floor and 3rd Floor of "NAVANATH CHAMBER" in the plot surveyed under No. 113/1

g) Flat No. JF-2 area 78 sq. mts. value worth Rs. 1,52,000/- (Rupees one lakh fifty two thousand only).

WHEREAS the above plots in properties, Flats, Shops shall belong to the Party of the First Part and the Party of the Second Part hereby confirm for absolute allotment of said plots in above properties and Shops, Flats, in above building, to the Party of First Part and hereby assigns, releases, conveys their share thereto unto and to the Party of the First Part and to the use of Party of First Part.

II. Similarly, the Party of the Second Part will own and possess the plots, Flats and Shop in building and its boundaries and locations is more particularly described in Schedule B, the plan showing Plots, Shops, and Flats are delineated in green in colour an attached herewith. They are as follows:

1. The plot of property known as "GHAR BHATLEM" alias "ODLI" under surveyed No. 10/17

..... 22/-..

three lakhs eighty two thousand five hundred only) situated at Bicholim.

f) Also Flats TF-3 situated on 3rd Floor of building. its area is 91 sq. mts. and its market value worth Rs. 1,82,000/- (Rupees one lakh eighty two thousand only).

WHEREAS the above plots in properties, Shops and Flats are belongs to Party of Second Part and the First Part here by confirm for absolute allotments of the said above plots in properties, Shop, Flats in aforesaid building to the Party of Second Part and part of the first part hereby assigns releases, conveys, his shares hereto into and the party of the Second part and to the use of the Second Part.

WHEREAS the Party of First Part allowing Party of Second Part to maintain the joint property in Survey No. 113/1(part) and 113/2(part) mark 'B' area 752 sq.mts. and also flat No. TF3 on 3rd floor and Shop 65-13 on Ground floor of Navanath Chamber building at Bicholim-Goa and also

(Part) 113/2 (Part) situated at Bicholim-Goa.

a) The Shop GS-1 situated at Ground Floor having an area 35 sq. mts. and its market value worth Rs. 1,05,000/- (Rupees one lakh five thousand only).

b) Also Shop GS-2 belong to Second Part situated at Ground Floor area 20 sq. mts. and its value worth Rs. 60,000/- (Rupees sixty thousand only).

c) Also Shop GS-12 situated at rear side Ground Floor of building and its area is 30 sq. mts. and its market value is 75,000/- (Rupees seventy five thousand only).

d) Also shop GS-13 situated at rear side Ground Floor of building and its area is 30 sq. mts. and its market value is Rs. 75,000/- (Rupees seventy five thousand only).

e) Also Flats FF-3 and FF-4, situated on First Floor of building its area is 153 sq. mts. and its market value worth Rs. 3,82,500/- (Rupees

..... 24/-..

liabilities of M/s. Vernekar Builders will be paid by party of Second Part.

The parties hereto agreed that each of them shall enjoy absolutely and peacefully the part allotted to them as absolute owners therefore and shall not in any way interfere, encumber, obstruct in any manner whatsoever the other Party from enjoying possessing that is allotted to the other Party by this presents.

Upon execution of this Deed of Partition, the Party of the First Part and the Party of the Second Part shall be absolute owners of the respective properties allotted to them which shall absolutely and totally belong to the Party of the First Part and the Party of the Second Part respectively as exclusive and lawful owners thereof and neither of them shall interfere in any manner whatsoever with each others enjoyment and ownership rights and possessory rights with regard to what is allotted to them vide these presents.

Second Party shall sale the said joint property and use the proceeds towards the payment of meeting jointly loan which was obtained for the construction of building from The Bicholim Urban Co-operative Bank Ltd., vide No. SS-9/47 and LF/1-12/75 which is now paid by transferring above loan liabilities in the name of party of Second part by obtaining fresh individual loan from the same Bicholim Urban Co-operative Bank Ltd., or by obtaining from any other bank at own risks of repayment and at own securities and party of second part also pay liabilities such as expenditure towards completing incomplete work of building and making outstanding payments to creditor for services provide and supplies of goods for construction of above building are also paid by party of second part and whereas vide agreement dated 10/4/2000, registered before Shri Shashikant Parab, notary at Bicholim, under Registration No. 4118 dated 10th April, 2000 between party of First Part and Second part. In this agreement it is brief discribed that the

..... 26/-...

will be remain with the Party of First Part and duplicate copy is issued to Second Part in order to produce before any Government Department or Courts etc. for their uses.

SCHEDULE-A

THAT ALL the properties under partition will own and possess by the Party of First Part is described in this Schedule "A".

1. The plot in the property known as "GHAR BHATLEM" alias "ODLI", surveyed under No. 10/17 (Part B) and 10/19 situated at Market Bicholim-Goa, belonging to Party of First Part it admeasuring an area of 1675 sq. mts. It is also described in land registration office under No. 1715 F/S 127 Livro B-5 now and enrolled in Taluka Revenue of Bicholim under No. 367 and it is bounded as the:

East : By Municipal Road;

West : By Municipal Market;

North: By Plot 10/17 (part A) belong to

..... 29/-...

Both the parties hereby transfer, assign, release, and grant, their respective shares in the property what is allotted to either of them by virtue of these presents in favour of such others.

The parties hereby declare that they have not encumbered or create any third Party rights in the properties hereby partitioned to as to affect in any way whatsoever the right of either Party of the First Part or the Party of the Second Part and both the parties shall hold possess and enjoy the properties allotted to them peaceably and quietly without any claims, demand or interruption whatsoever from either of them at regards the allotments made to the other property.

Either parties shall execute and perform such acts, deed or things at the request of the other Party for further and better and more perfectly assuring their respective portions unto the other Party.

The original copy of this partition deed

..... 28/-..

vacant Shop and Flat belong to the First Part.

A) The Shop No. S-1 situated front side at Ground Floor of Navanath Chamber building as bounded by :-

- East : By Shop No. S-2;
- West : By Shop No. S-3 belonging to First Part;
- North : By facing to Municipal Road and beyond it football ground;
- South : By open space of building.

B) Also Shop No. S-2 area in 30 sq. mts. situated at front side at Ground Floor of "Navanath Chamber" building and it bounded as :

- East : By Shop GS-1 belonging to Second Part;
- West : By Shop No. S-1, belonging to First Part;
- North : By Municipal Road and beyond it football ground;
- South : By open space of building.

Party of the Second Part survey No.
10/18;

South: By property of Manikrao Dessai;

2. The plot under survey No. 1131 (Part), which is mark 'D' and showing red in colour in plan attached herewith, in property "GHAR JAGA" its registration No. 1472 B 40 Novo and Matriz No. 357 it is admeasuring area of 491 sq. mts. situated at Malar Bicholim-Goa, and bounded as:

East : By internal road beyond which property of Late Rawlo Morto Naik;

West : By property of late Shantaram Dhond.

North : By plot 113/1 (Part) mark 'C', belonging to Party of Second Part;

South : By Municipal road.

3. In property under survey No. 113/1 (Part) 113/2 (Part) situated at Malar Bicholim-Goa. and its registration No. 1472 of Book B-4 (New) and its Matriz No. 357, there is Navanath Chamber Building is constructed, in this building

..... 30/-...

E) Also Flat No. FF1 and FF2 area is 160 sq. mts. is situated on 1st floor of Navanath Chamber building at Bicholim-Goa and it is bounded as:-

East : By Flat FF3 & FF4 belong to party of Second Part;
West : By facing to compound wall of building;
North : By facing to Municipal Road and football ground;
South : By staircase and open space.

F) Also No. TF1 area 96 sq. mts. situated at 3rd floor of Navanath Chamber building it is bounded as :-

East : By Flat No. TF-2;
West : By facing to compound wall;
North : By facing to Municipal road and;
South : By open space of Building.

G) The Flat No. TF-2 area 78 sq. mts. Also situated on 3rd floor of Navanath Chamber

C) Also Shop No. S-3 is situated at Ground Floor of Navanath Chamber building Bicholim-Goa is bounded as:

- East : By Shop No. S-1 belonging to First Part;
- West : By foot path and beyond which compound wall;
- North : By Municipal Road and beyond it Municipal Football ground;
- South : By open space of Building.

D) Also Shop GS-14 are 30 sq. mts. is situated at back side of Ground Floor of Navanath Chamber building Bicholim-Goa it is bounded as :

- East : By Shop GS-13 belong to Party of Second Part;
- North : By open space of building;
- West : By compound wall of building;
- South : By internal road beyond which plot 113/1 (Part) mark 'C' belong to Second Part.

: 34 :

having Matrix No. 367 and it is bounded to the

East : By Municipal Road;

West : By internal road for entrance and
by plot belonging to First Party
and beyond which Municipal Market;

North : By property of late Saji Keshav
Shet Vernekar;

South : By Plot of property surveyed under
No. 10/17 (part B) and 10/18
belonging to First Part.

✓ 2. The plot under, properties known as
"TONCO" and "GHAR JAGA" surveyed under No. 113/1
and 113/2 (mark 'B' and shown in green colour in
plan attached herewith). situated at Malar
Bicholim-Goa and it is Registered under No. 1472
of Book B-4 (New) and it is enrolled in Taluka
revenue Office of Mamlatdar Bicholim under No. 357
i.e. (Matrix Number). It admeasuring 752 sq. mts.
It bounded as under :

East : By Government property in Mamlatdar
Quarter;

..... 35/-..

building Bicholim-Goa as bounded at :

East : By Flat No TF-3;

West : By Flat No. TF 1;

North : By facing to Municipal road and
football ground;

South : By facing to portion of Flat TF1
and staircase.

All the above properties in Schedule A
is belonging to Party of First Part.

SCHEDULE - B

Properties under this partition will own
and possess by Second Parts are described in this
Schedule B.

The plot in property known as "GHAR
BHATLEM" alias "ODLI" situated at Market Bicholim
and it surveyed under No. 10/17 (Part A) and 10/18
belonging to Second Part. It admeasuring area of
1675 sq. mts. It is described in Land Registration
Office under No. 1715 FLS 127. Livro B-5 (New) and

..... 34/-..

vacant Flat and Shops belongs Second Part and boundaries of Shops and Flats are as follows:-

A) Shop No. GS-1 situated on Ground Floor of Navanath Chamber it admeasures 20 sq. mts. in area and it is bounded by :

East : By Shop GS-2 belong to Second Part;
West : By Shop No. S-2 belong to First Part;
North : By Municipal road nd beyond it football ground;
South : By staircase of Building.

B) Also Shop GS-2, on Ground Floor of Navanath Chamber it is admeasures 30 sq. mts. in area it bounded by :-

East : By Shop GS-3;
West : By Shop NO. GS-1;
North : By facing to Municipal road and football ground;
South : By Shop No. 5 and open space of building.

West : By Internal road beyond there is Navanath Chamber Building constructed in plot 113/1 (Part) and 113/2 (Part);

North : By Municipal Road and beyond it football ground;

South : By property of Rawalo Manto Naik.

3. Also plot 113/1 (Part) (mark 'C' and shown in green colour in plan attached herewith) in property "GHAR JAGA" alias "MALAR" area of plot is 491 sq. mts.

East : By Internal road beyond which property of Rawalo Manto Naik;

West : By property of Shantaram Dhond;

North : By internal road beyond which building "Navanath Chamber";

South : By plot 113/1 (Part) mark D belong to First Part;

4. Also property under survey No. 113/1 (Part) 113/2 (Part) there is Navanath Chamber Building constructed and in Building some of

..... 36/-..

: 38 :

North : By Municipal road and football ground;

South : By Flat No. FF-5.

F) Also Flat No. TF-3 area 91 sq.mts. it is situated on 3rd floor of Navanath Chamber building, Bicholim-Goa and it is bounded as :

East : By internal road;

West : By Flat No. TF-2;

North : By Facing to municipal road and beyond it football ground;

South : By facing to staircase of building and flat No. TF-4;

The confirming Party confirms the above partition and she has no objection for partition. This deed of partition is made on stamp papers of Rs. 20,800/- (Rupees twenty thousand eight hundred only).

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective

..... 39/-...

C) Also Shop No. GS-12 in rear side on Ground Floor of above building and is bounded by :

- East : By Common access of the Building;
- West : By staircase and Shop No. GS-13;
- North : By open space of building;
- South : By internal road.

D) Also Shop No. GS-13 at back side on ground floor of Navanath Chamber building and it is bounded by :-

- East : By Shop No. GS-12;
- West : By Shop No. GS-14;
- North : By open space of building;
- South : By internal road;

E) Also Flats FF3 and FF-4 on the first floor of Building Navanath Chamber area is 153 sq. mts.

- East : By facing internal road;
- West : By Flat No. FF1 and FF2 of party of First part;

..... 38/-...

hands on the day month and year first hereinabove written.

SIGNED, SEALED & DELIVERED)
by withinnamed :

1) Shri. Kalidas Narayan Shet
Vernekar and his wife
Mrs. Joshna Kalidas Shet
Vernekar, Party of the
FIRST PART.

Kalidas NV

Shet

Shet

Anant

2) Mr. ANANT N. VERNEKAR,
and his wife Mrs. TWINKLE
ANANT VERNEKAR, Party of
the SECOND PART.

3) Mrs. LAXMIBAI NARAYAN
VERNEKAR, CONFIRMING
PARTY.

सहजीविकापत्रावेक

WITNESSES :

1. Santosh

(Santosh morajkar)

2. Gani

(Gani Kinalkar)

1) Shri. Kalidal Narayan Shet Vernekar,
s/o late Narayan Shet Vernekar, In-
dian National, major of age, married,
businessman, s/o Sonarpeth, Bicholim-
Goa.

2) Mrs. Joshna Kalidal Shet Vernekar,
d/o Shri. Vinayak Saju Shirodkar,
Indian National, major of age, ho-
usewife.

3) Shri. Anant Narayan Shet Vernekar,
s/o late Shri. Narayan Shet Vernekar,
Indian National, major of age, married,
businessman, s/o Sunderpeth - Bicholim-
Goa.

4) Mrs. Twinkle Anant Shet Vernekar,
d/o Mr. Vasant Shamba Nagrekar,
Indian National, major, housewife,
s/o Sunderpeth - Bicholim - Goa.

5) Smt. Laxmibai Narayan Shet
Vernekar, widow, housewife, major,
Indian National, s/o Sonarpeth -
Bicholim - Goa.

executing party

admits execution of the so called

Duplicate

1) Kalodam



2) Jk uer neaker



3) Adh



4) Shrenekay



5) कहमीबाई नावायण वर्णेकर:



a) Shri. Guna Kinalkar, major,
unmarried, service, Mornayem-
Bicholim. Goa.

b) Shri Santosh Moraykar, major,
bachelor, private services, no
Bicholim. Goa.

State that they personally know
the above individuals
and identify him/ther.

(a) 1 File

(b) 1 Sutasy

Bicholim, dated 13th April, 2000

Shunchinar

SUB-REGISTRAR
BICHOLIM

Registered No. 283 (duplicate)
to
Pages
Book No. 131 Volume No. 260
Date 13/4/2000
Shunchinar
Sub-Registrar



