



गोवा GOA

012854

Sr. No. 18 Place of Vend Bicholim Date of issue 25/09/2009
 Value of stamp paper Rs. 20,000/- (Rupees Twenty thousand only)
 Name of the purchaser Mr. Ramchanta S. Shetye
 Bicholim son of Mr. Subrao Shetye
 one single stamp paper for the value
 60,000/- additional stamp papers for the
 the value is attached alongwith.

25/09/2009
 Signature of the
 Vendor

Signature of the
 Purchaser.

1009/2009
 Presented at the Office of the
 Sub-Registrar of Bicholim
 between the hours of 11-00
 11-15 on 1-10-2009

Registration 60,000 = 00
 Copying (Folios) 60 90 = 00
 Copying endorsement 10 = 00

60,100 = 00

Signature

Shunchinai
 SUB-REGISTRAR
 BICHOLIM

DEED OF SALE

Shunchinai
 SUB-REGISTRAR
 BICHOLIM

Signature

Signature

....2/-...



गोवा GOA

012852

Sr. No. 18. Place of Vend Bicholim Date of issue 25/09/2009
Value of stamp paper Rs. 20,000/- (Rupees Twenty thousand)
Name of the purchaser Mr. Renukant S. Shetye
residing at Bicholim son of Mr. Subroo Shetye
has purchased one single stamp paper for the value
of Rs. 20,000/- additional stamp papers for the
balance of the value is attached alongwith.

[Signature]
Signature of the
Vendor

[Signature]
Signature of the
Purchaser,

: 2 :

THIS DEED OF SALE is made at Bicholim-Goa,
on this 1st day of October, 2009;

BETWEEN

(1) SHRI MOHAN JIVOTTAM NAIK, son of late

[Signature]

[Signature]3/-..



गोवा GOA

012853

St. No. 18 Place of Vend Bicholim Date of issue 25/09/2009
 Value of stamp paper Rs. 20,000/- (Rupees Twenty thousand only)
 Name of the purchaser Mr. Remeleant S. Shetye
 residing at Bicholim son of Mr. Subroo Shetye
 As there is no one single stamp paper for the value
 of Rs. 20,000/- additional stamp papers for the
 complete value is attached alongwith.

[Signature]
 25/09/2009
 Signature of the
 Escheator Vendor

[Signature]
 Signature of the
 Purchaser.

: 3 :

Jivottam Krishna Naik, aged 60 years, married,
 landlord, Indian National, residing at Sastiwada-
 Bordem, Bicholim, Goa, holder of PAN No. AAWPN
 26276, (2) SMT. MEERA MOHAN NAIK, wife of Shri
 Mohan Jivottam Naik, aged 59 years, housewife,

[Signature]

[Signature]4/-...

Indian National, residing at Sastiwada, Bordem, Bicholim-Goa, (3) SHRI UMESH JIVOTTAM NAIK, son of late Jivottam Krishna Naik, aged 65 years,

retired, married, Indian National, residing at C-3 Kadamba Apartments

(Panaji-Goa, holder of PAN No. AAZPN 4812A, (4)

SMT. REKHA UMESH NAIK, wife of Shri Umesh Jivottam

Naik, aged 61 years, housewife, Indian National, C-3 Kadamba Apts.

residing at Panaji-Goa, holder of PAN No. AAIPN

0788R, 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 ONE PART;

A N D SHRI RAMAKANT SUBRAO SHETYE, son of

late Subrao Shriram Shetye, aged 37 years,

married, business, Indian National, residing at

House No. 9, Sastiwada, Bordem, Bicholim - Goa,

holder of PAN No. AJEPS 5523R, hereinafter called

"THE PURCHASER" (which expression shall unless

repugnant to the context or meaning thereof be

deemed to include his heirs, executors,

administrators and assigns) of the OTHER PART.

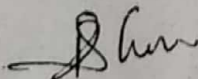
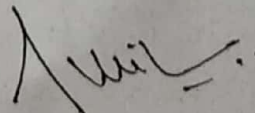
...5/-...

: 5 :

WHEREAS the Vendors No. 2, 3 and 4 are represented by their duly constituted Power of Attorney the Vendor No. 1 Shri MOHAN JIVOTTAM NAIK, by virtue of power of attorney dated 26th September, 2009, executed before Notary Shri S.A. Parab, Bicholim under Reg. No. 18507/09 on 26th September, 2009 and power of attorney dated 26th September, 2009, executed before Notary Public Shri Menino Teles, Panaji-Goa, under Reg. No. 13793/09 on 29.9.09, respectively.

WHEREAS at village Bordem, within the limits of Bicholim Municipal Council, Taluka and Sub-District of Bicholim, North Goa District, State of Goa, there exist a property known as "SASTIVADDO" or "SASTIVADDENTIL XIR-SIRISTO", also known as "SASTI WADO", described in the Land Registration Office of Bicholim under No. 4695 new and enrolled for Matriz Predial in the Taluka Revenue Office of Bicholim under Matriz Nos. 116, 594, 595 and 596.

WHEREAS the said property belonged to Shri Crisna Naique Puroita of Mapusa, in terms of



...6/-...

Deed of Sale with Quittance dated 15th July, 1903, drawn on page 64 onward of the Book No. 50 of the then Notary Shri Pereira, recorded in the Office of Civil Registrar-cum-Sub Registrar and Notary Ex-Officio of the Comarca of Bicholim.

WHEREAS the said property devolved upon Shri Jivottam Krishna Naik, son of late Krishna Naik on death of his parents and accordingly it was inscribed in his name and this property owned by Shri Jivottam Krishna Naik is a distinct and disannexed part of the said entire property is bounded to the East by the property of Vasudev Sinai Karapurkar, to the West by the property of Vishnu Rama Shet, to the South by public road which separates the other half of the property and to the North by the Comunidade land granted as Aforamento to Roulu Mortu Naik.

WHEREAS the said property of Jivottam Krishna Naik during the recent survey is surveyed under the name "Sastiwado" under Survey No. 12/10 of revenue village Bordem, having an area of 3661 square metres.

[Signature]

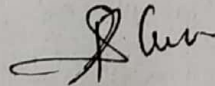
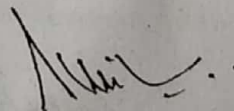
[Signature]

...7/-...

: 7 :

WHEREAS on death of Shri Jivottam Krishna Naik and his wife Smt. Radhabai Jivottam Naik, they are survived by their two sons namely Shri Mohan Jivottam Naik i.e. the Vendor No. 1 married to Smt. Meera Mohan Naik i.e. the Vendor No. 2 and Shri Umesh Jivottam Naik, i.e. the Vendor No. 3 and his wife Smt. Rekha Umesh Naik i.e. the Vendor No. 4 and two daughters namely Smt. Indu Shrikant Pai Angle married to Shrikant Pai Angle and Smt. Shubhangi Shyamsunder Amonkar married to Shri Shyamsunder Laximan Amonkar.

WHEREAS both the daughters of late Jivottam Krishna Naik i.e. Smt. Indu Shrikant Pai Angle and Smt. Shubhangi Shyamsunder Amonkar with their respective spouses, renounced and relinquished all their right and interest in the inheritance of the undivided estate of their deceased father/ father-in-law and deceased mother/mother-in-law respectively on 9th day of February, 2007 by Deed of Renunciation, duly drawn in the Notary Book of Deeds in the Office of the Notary Ex-Officio at Mapusa, Bardez-Goa, bearing



...8/-...

No. 816 at pages 22 to 23 dated 9th February, 2007 and as such the Vendors hereinabove became the absolute owners of all the immovable properties of late Jivottam Krishna Naik and his wife Smt. Radhabai Jivottam Naik.

WHEREAS there was a Civil Suit being Regular Civil Suit No. 59/79 filed by Shri Jivottam Krishna Naik and his wife Smt. Radhabai Jivottam Naik in the Court of Civil Judge Senior Division of Bicholim against Shri Ganpat alias Vaman Ramnath Naik and others for perpetual injunction in respect of the said property bearing survey No. 12/10 of village Bordem.

WHEREAS the said Civil Suit at last terminated into compromise decree on 13th day of August, 1987, by virtue of which late Shri Jivottam Krishna Naik and his wife Smt. Radhabai Jivottam Naik gifted a strip of the said property admeasuring 240 sq.mts. as an access to the property of his holiness Shrimat Vidhyadhiraj Thirth Shripada Vader Swami consisting of a Math in terms of deed of gift dated 18th day of July,

Shri.

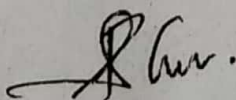
Naik.

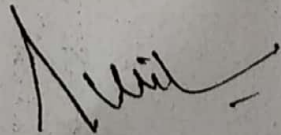
...9/-...

1988, registered in the Office of Sub-Registrar of Bicholim under No. 51 of Book No. I, Volume No. 11, dated 22nd day of July, 1988 and better shown in the plan annexed to said deed of gift as Plot C (road).

WHEREAS the Vendors are absolutely seized and possessed or otherwise well and sufficiently entitled to all that property known as "SASTIVADDO" or "SASTIVADDENTIL XIR-SIRISTO", also known as "SASTI WADO", described in the Land Registration Office of Bicholim under No. 4695 new and enrolled for Matriz Predial in the Taluka Revenue Office of Bicholim under Matriz Nos. 116, 594, 595 and 596,

WHEREAS the Vendors have agreed with the Purchaser for the absolute sale to him a Plot delineated as Plot 'A', admeasuring 1462 sq.mts. of the said property bearing survey No. 12/10 of village Bordem, Taluka and Sub-District of Bicholim, better described hereinbelow as Schedule of the Plot and shown specifically in the plan annexed hereto delineated in red colour at or for





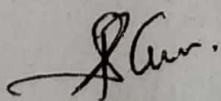
...10/-...

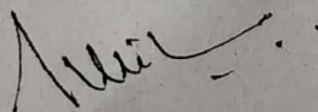
: 10 :

the price of Rs. 30,00,000/- (Rupees thirty lacs only) which is its market value.

NOW THIS DEED OF SALE WITNESSES THAT in pursuance of the said agreement and in consideration of the said sum of Rs. 30,00,000/- (Rupees thirty lacs only) paid by the Purchaser to the Vendors, vide Cheque No. 653641, drawn on The Bicholim Urban Co-operative Bank Ltd., Bicholim Branch, the payment and receipt whereof the Vendors do hereby admit and acknowledge; they the Vendors do hereby sell, release, transfer, convey and assure unto the Purchaser all that Plot of land admeasuring 1462 sq.mts. of the said property, better shown in the plan annexed hereto delineated in red colour and described hereinbelow as Schedule of the Plot alongwith all the easements, appurtenances, and other hereditaments for his use and benefit without any suit, eviction, or interference from any person or persons on his behalf in any manner whatsoever.

TO HAVE AND TO HOLD all and singular all that plot of land of the said property described





...11/-...

hereinbelow as Schedule of the plot, hereby sold, granted, released, conveyed, assured and intended or expressed to be with it every of its right and appurtenances unto and to the use and benefit of the Purchaser forever subject to the payment of taxes, if any, to the public body or the local body in respect thereof that it shall be lawful of the purchaser from time to time and at all the times hereinafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said plot granted with its appurtenances and every part thereof to and for the use and benefit of the Purchaser forever without any suit, lawful eviction, interruption, claim and demand of whatsoever from the Vendors or from any person or persons on their behalf.

IN CASE if any person or persons claims any right or interest in the plot of land hereby sold, the Vendors shall indemnify the Purchaser.

SCHEDULE OF THE PLOT

ALL THAT Plot "A", admeasuring 1462

[Signature]

[Signature]

...12/-...

: 12 :

square metres, forming distinct and disannexed part of the property known as "SASTIVADDO" or "SASTIVADDENTIL XIR-SIRISTO", also known as "SASTI WADO", described in the Land Registration Office of Bicholim under No. 4695 new and enrolled for Matriz Predial in the Taluka Revenue Office of Bicholim under Matriz Nos. 116, 594, 595 and 596, presently surveyed under survey No. 12/10 of village Bordem, bounded as follows :-

EAST :- By the interior road beyond which lies the part of the same property admeasuring 2025 sq.mts., belonging to the Vendors;

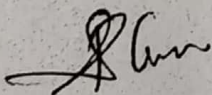
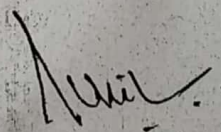
WEST :- By the property bearing survey No. 12/9 of village Bordem;

NORTH :- By property of his Holiness Shrimat Vidhyadhiraj Thirth Shripada Vader Swami; and

SOUTH :- By Bicholim - Mapusa public road;

AND this plot of 1462 sq.mts. is shown better in the plan annexed hereto delineated in red colour.

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



...13/-...

SIGNED, SEALED AND DELIVERED
by the withinnamed : SHRI
MOHAN JIVOTTAM NAIK.
The Vendor 1, for self and
as attorney of Vendors
No. 2 to 4.



Naik

L.H.F.F.

R.H.F.F.



...14/-...

Naik

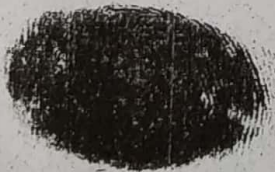
Naik

SIGNED, SEALED AND DELIVERED
by the withinnamed : SHRI
RAMAKANT SUBRAO SHETYE,
THE PURCHASER.

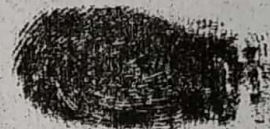
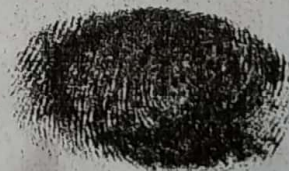
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L.H.F.P.



R.H.F.P.

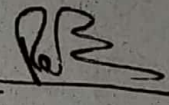


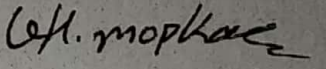
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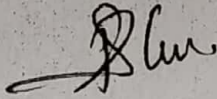
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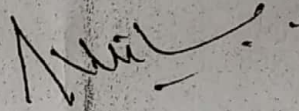
...15/-...

WITNESSES :-

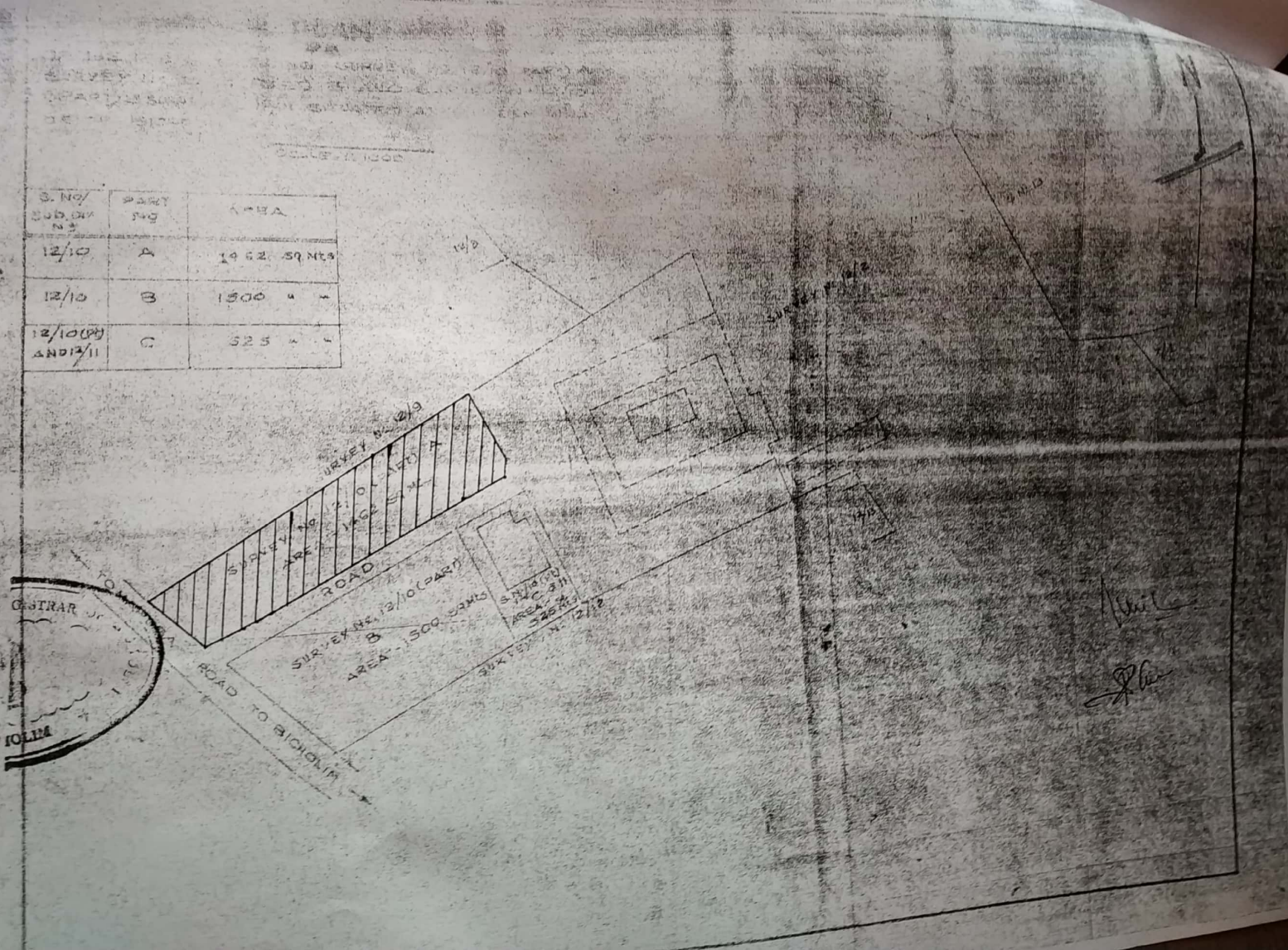
1. Rajan Rane 

2. Umesh H. mophkar 





S. No/ SUB. DIV No.	PARTY No.	AREA
12/10	A	1062.59 Mts
12/10	B	1500 "
12/10(PH) AND 12/11	C	525 "



1) Shri. Mohan Jivottam Naik, s/o late Jivottam Krishna Naik, 60 years, married, landlord, 20 Sastiwada, Bordem Bicholim - Goa, for self & as attorney :-

a) Mrs. Meera Mohan Naik, wife of Shri. Mohan Jivottam Naik, 59 years, housewife, 20 Sastiwada, Bordem - Bicholim - Goa.

b) Shri. Umesh Jivottam Naik, s/o late Jivottam Krishna Naik, 65 years, retired, married, 20 Panaji - Goa.

c) Smt. Rekha Umesh Naik, wife of Shri. Umesh Jivottam Naik, 61 years, housewife, 20 Panaji - Goa.

2) Shri. Ramakant Subrao Shetye, s/o late Subrao Shriram Shetye, 37 years, married, business, 20 House No. 9, Sastiwada, Bordem - Bicholim - Goa.

All Indian Nationals. —

~~executing party~~

~~execution of the so called~~
~~Sale~~

1 - Nil.

2 - J. Cw.

(a) ~~Miss~~ Miss Shradha Subhash
Sawant, spinster, major, P.V.
Service, Ho Housing Board,
Bordem - Bicholim - Goa.

.....
state that he/she personally knows
the above executants
..... and identify h/m / them.

X. Sawant

Bicholim, dated 1st October, 2009
Munchina

SUB-REGISTRAR
BICHOLIM

999/09
166 to 182
Book No. J Volume No. 728
5th October, 2009

Munchina
Sub-Registrar

