गोवा GOA

063547

Serial No. 6124 Place of Vend MARGAO Date: 9/8/16

Value of Stamp Paper Rs. 25,000/-

Name of Purchaser Rayesh Ratnakar Raikar

Resident of: Margao Name of Father: Ratnakar Raikar

Purpose: Sale Deed

As there is no ... of Rs. 13,000/-

Additional ... the value are

attached ...

... Signature of Purchaser

3597

RAYESH RATNAKAR RAIKER

DEED OF SALE

Pereira Bellia Varma

गोवा GOA

063546

Serial No. 6124 Place of Vend MARGAO Date: 9/8/16

Value of Stamp Paper RS·25,000/-

Name of Purchaser Rajesh Raikar

Residence Margao Name of Father Ratnakar Raikar

Purpose Sale Deed

As there is no [illegible] of Rs. 1,90,000/-
Additional [illegible] of the value are
attached along [illegible]

Stamp Vendor's [illegible]
Ermelinda Alac[illegible]
Shop No. C-16, S[illegible]
Lic. No. JUD/VEN[illegible]

Signature of Purchaser

2

DEED OF SALE

गोवा GOA

063545

Serial No. 6124 Place of Vend MARGAO Date: 9/8/16

Value of Stamp Paper: Rs. 25,000/-

Name of Purchaser: Rajesh Ralkar

Residence: Margao Name of Father: Ratnakar Ralkar

Purpose: Sale Deed

As there is no ... value of Rs. 1,79,000/-
Additional ... of the value are
attached ...

Stamp Vendor
Ermelinda ...
Shop No. C-15, ...
Lic. No. JUD/VEN-... /2005/NC-I

Signature of Purchaser

3

DEED OF SALE

Pereira Barreto Barros

Rajesh

गोवा GOA

063544

Serial No. 6124 Place of Vend MARGAO Date: 9/8/16

Value of Stamp Paper Rs. 25,000/-

Name of the Purchaser Rajesh Rattar

Residence Margao Name of Father Ratnakar Rattar

Purpose Sale Deed

As there is no [illegible] value of Rs. 1,70,000/-
Additional [illegible] declaration of the value are
attached [illegible]

Stamp Vendor [illegible]
Ermelinda [illegible]
Shop No. C-[illegible] [illegible] Market,
Lic. No. JUD/VEN-Lic/2005/AC-I

Signature of Purchaser

DEED OF SALE

गोवा GOA

063543

Serial No. 6124 Place of Vend MARGAO Date: 9/6/16

Value of Rs-25,000/-

Name of Rayesh Ralkar

Residing at Margao Name of Father: Ratnakar Ralkar

Purpose Sale Deed

As there is ... value of Rs. 1,70,000/-

Additional ... ation of the value are

attached ...

Stamp Vendor's Sign

Ermelinda Alcantara Dias

Shop No. C-16, SGPDA Market,

Lic. No. JUD/VEN-Lic/2003/AC-I

Signature of Purchaser

DEED OF SALE

Ferreira Ferreira Ramesh

गोवा GOA

063542

Serial No. 6124 Place of Vend MARGAO Date: 9/8/16

Value of Stamp Paper: Rs. 25,000/-

Name of Purchaser: Rajesh Raikar

Residence: Margao Name of Father: Ramakar Raikar

Purpose: Sale Deed

As there is an ... value of Rs. 1,70,000/-
Additional ... of the value are
attached ...

Stamp Vendor
Ermelinda Alc...
Shop No. C-1... Margao
Lic. No. JUD/VEN-LIC/2098/AC-1

Signature of Purchaser

DEED OF SALE

गोवा GOA

046739

Serial No. 6124 Place of Vend MARGAO Date 9/8/16

Value of Stamp Paper: Rs. 20,000/-

Name of Purchaser: Rajesh Raikar

Residence: Margao Name of Father: Ratnakar Raikar

Purpose: Sale Deed Transaction Parties

As the Law has one single paper for the value of Rs. 1,70,000/-
Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign
Ermelinda Aracoque Dias
Shop No. C-16 SGPDA Market,
Lic. No. JUD/VEN-Lic/2006/AC-I

Signature of Purchaser

DEED OF SALE

This Deed of Sale is made at Margao, Goa on this 11th day of the month of August, year 2016 -

- BETWEEN -

1. SMT.JOANITA PEREIRA alias JOANITA BENEDITA PEREIRA alias JOANITA BENEDICTA MENEZES alias JOANITA BENEDITA MENEZES, widow of late Mr. Antonio Rosario Salvador Pereira, aged about 51 years, house hold, Indian National, holding PAN card bearing No. CEHPP6388D,

2. MISS. SIENA MARIA PEREIRA, daughter of late Antonio Rosario Salvador Pereira, aged about 23 years, unmarried, student, holding PAN card bearing No. CCZPP5704K,

3. MR. SOHAIL CONSTANTINE PEREIRA, son of late Antonio Rosario Salvador Pereira, aged about 20 years, unmarried, student,

4. MISS. SALOME CARMEN PEREIRA, daughter of late Antonio Rosario Salvador Pereira, aged about 18 years, unmarried, student, all residents of house No.61, Belsur Vaddo, Sao Matias, Divar, Ilhas, Goa, and shall herein after be collectively referred to as the "VENDORS" of the FIRST PART -

AND

5. MR. RAYESH R.RAIKAR, son of Mr. Ratnakar Raikar, aged about 27 years, married, businessman, holding PAN card bearing No. ALKPR9803R, resident of house No. 2177, Marlem, Borda, Fátorda, Salcete, Goa, and shall herein after be referred to as the "PURCHASER" of the OTHER PART.

All the parties to this Deed are Indian Nationals.

Both the expressions, the VENDORS and the PURCHASER herein used shall unless repugnant to the context or meaning thereof shall be deemed to mean and include their respective heirs, agents, successors, administrators, executors and assigns.

The VENDOR at serial No.2 is duly represented in this deed by the VENDOR at serial No.1 by virtue of Power of Attorney dated 6th February 2016 duly executed before the Notary Meera Medhekar of Panaji, Goa under registration No. 698, certified copy of which is filed here with.

WHEREAS there exists a property denominated as CHONDROWADDO situated at ward Chondrowaddo within the limits of the Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa described as a whole in the Land Registration office of Salcete under No. 9563 and enrolled in the Taluka Revenue office of Salcete under Matriz No.1978 and the same shall herein after be referred to as the SAID ENTIRE PROPERTY and the same stands recited in SCHEDULE I herein below.

WHEREAS the said entire property was originally purchased by late Joao Francisco Pereira, a Priest having purchased the same by virtue of the Public Deed dated 30th October 1878 and accordingly the same stands Inscribed in his favour.

WHEREAS the legal heirs of late Joao Francisco Constancio Pereira,(nephew of Fr. Joao Francisco Pereira) filed a suit for Partition of the said entire property which also included few other properties in the Court of Civil Judge, Senior Division at Margao bearing Special Civil Suit No.41/1983/A.

WHEREAS the said suit was filed by the legal heirs of late Joao Francisco Constancio Pereira namely his wife, Ernestina Pereira and the following children namely Mr. Antonio Rosario Salvador Pereira (late husband of Vendor No.1 herein above), Francisco Wenceslau Pereira, Telma Conceicao Pereira, Wilma Pereira, Joaquim Pereira and his wife, Sara De Souza Pereira and Newton Jose Vaz Pereira against Maria Candida Raimunda Fernandes Pereira and others for the purpose of dividing the said entire property along with some other properties by metes and bounds amongst themselves.

WHEREAS in the said suit a Preliminary Decree was passed for the purpose of dividing all the suit properties including the said entire property to be divided into metes and bounds amongst all the joint owners to the said properties in the said suit and to appoint a Commissioner for the said purpose.

WHEREAS as per the Commissioner's report and division of properties in the said suit a final Decree was drawn dated 2nd February 1988 whereby the plaintiff's in the said suit from serial No.1 to 7 were allotted certain number of plots and the Defendants were allotted certain number of plots from the said entire property.

WHEREAS by virtue of Deed of Sale dated 21st November 1985 duly registered in the office of the Sub-Registrar of Salcete at Margao under No.1734 at pages 301 to 307 of book No.I, volume

No.348 dated 23rd December 1985, the late husband of the Vendor No.1 herein namely Mr. Antonio Rosario Salvador Pereira purchased from Smt. Luizinha Pereira Fernandes alias Ida Luiza Pereira alias Luiza Pereira alias Luizinha Pereira alias Ida Luizinha Pereira, widow of Jacob Marcelino Fernandes and her children namely, Mr. Braz Cesar Mathias Fernandes, a Bachelor, Mr. Sales Simon Fernandes and his wife, Mrs. Veronica Fernandes, Mrs. Gracie Almeida alias Lilia Gracinda Lourdes Fernandes Almeida alias Lydia Gracinda Almeida alias Lydia Gracianda Almeida and her husband Mr. Eustace Joseph Ben Almeida alias Nenuy Almeida alias Eustace Joseph Almeida all their 1/8th share in the said entire property.

WHEREAS by virtue of another Deed of Sale dated 1st October 1987 duly registered in the office of the Sub-Registrar of Salcete at Margao under No. 807 at pages 103 to 112 of book No.I,volume No.44 dated 29th September 1988, the late husband of the Vendor No.1 herein namely Mr. Antonio Rosario Salvador Pereira purchased from Miss Telma Conceicao Pereira, a spinster and Mr. Ligorio Emiliano Pereira, son of late Salvador Do Rosario Pereira and his wife, Mrs. Bertalia Argentina Mables Soares Pereira their 1/8th share each in the said entire property.

WHEREAS therefore by virtue of the afore said Court order and by virtue of the afore said two sale deeds, Mr. Antonio Rosario Salvador Pereira became the lawful owner and possessor of 3/8th parts of the said entire property.

WHEREAS there after, Mrs. Ernestina Pereira alias Ernestina Abreau Pereira along with her two sons Francisco Wenceslau Pereira and Antonio Rosario Salvador Pereira filed an application

before the Inspector of Survey and Land Records which was registered under No.644/ 1996 for the purpose of demarcating and allotting new survey numbers to the portion of land forming part of the said entire property in their lawful ownership and possession which was acquired by them pursuant to the afore said court order and the subsequent Sale Deeds executed in their favour.

WHEREAS the Inspector of Survey and Land Records was pleased to pass an order in the said matter dated 9th October 1988 confirming the shares of Mrs. Ernestina Pereira alias Ernestina Abreau Pereira along with her two sons Francisco Wenceslau Pereira and Antonio Rosario Salvador Pereira in the said entire property which was initially surveyed as a whole under Chalta No.1 of P.T.Sheet No.13 and Chalta No.14 of P.T.Sheet No.5 in the office of the City Survey, Margao.

WHEREAS upon confirmation of such shares the Inspector of Survey and Land Records have allotted new survey numbers to the portion of lands belonging to each individual whereby the late husband of the Vendor No.1 herein namely Mr. Antonio Rosario Salvador Pereira has been exclusively allotted altogether five plots in his individual names besides joint ownership with respect to other plots and the same as per the newly conducted survey stands recorded as under:

a) Plot of bearing No.5 admeasuring 377.00 Sq.Mts., surveyed under Chalta No.43 of P.T.Sheet No.5 in the office of the City Survey, Margao.

b) Plot of land bearing No.6 admeasuring 422.00 Sq.Mts., surveyed under Chalta No.42 of P.T.Sheet No.5 in the office of the City Survey, Margao.

c) Plot of land bearing No.7A admeasuring 276.00 Sq.Mts., surveyed under Chalta No.38 of P.T.Sheet No.13 in the office of the City Survey, Margao.

d) Plot of land bearing No.8A admeasuring 290.00 Sq.Mts., surveyed under Chalta No.39 of P.T.Sheet No.13 in the office of the City Survey, Margao.

e) Plot of land bearing No.9A admeasuring 272.00 Sq.Mts., surveyed under Chalta No.40 of P.T.Sheet No.13 in the office of the City Survey, Margao.

WHEREAS the late husband of the Vendor No.1 herein namely Mr. Antonio Rosario Salvador Pereira expired on 8th August 2011 leaving behind him his widow the Vendor No.1 herein as his moeity sharer and the Vendor No.2,3 and 4 as his sole and universal heirs duly qualified to be so by virtue of Deed of Succession dated 3rd August 2016 drawn before the Notary Ex-officio of Salcete recorded at folio 91V to 92 in Deeds book No.1627.

WHEREAS by virtue of the afore said deeds and events the VENDORS have assured the PURCHASER that they have become the legal owners and possessors of the said plots with exclusive liberty to deal with the title of the same to any person of their choice.

WHEREAS after making such representations, the VENDORS have proposed to sell and the PURCHASER has agreed to purchase the plot of land bearing No.6 admeasuring 422.00 Sq.Mts., surveyed under Chalta No.42 of P.T.Sheet No.5 in the office of the City Survey, Margao more particularly described in SCHEDULE I I herein below from the VENDORS for a total consideration amount

of **Rs.48,53,000/- (Rupees Forty Eight Lakhs Fifty Three Thousand only)** calculated at the rate of Rs.11,500/- (Eleven Thousand Five Hundred only) per Sq.Mtr., which is its fair market value.

WHEREAS pursuant to the said agreement, the Purchaser has already paid the said total consideration amount of Rs.48,53,000/-(Rupees Forty Eight Lakhs Fifty Three Thousand only) to the VENDORS, the receipt of the entire amount whereof is hereby admitted and acknowledged of having received by the Vendors, and the Purchaser having paid the entire consideration amount with respect to the said plot has requested the VENDORS to convey and sell the said plot to him and the VENDORS having received the entire consideration amount of Rs.48,53,000/- (Rupees Forty Eight Lakhs Fifty Three Thousand only) from the Purchaser have agreed to convey and sell the same to the Purchaser.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the said agreement and for the total consideration amount of Rs.48,53,000/-(Rupees Forty Eight Lakhs Fifty Three Thousand only) which sum has been already paid by the PURCHASER to the VENDORS in the following manner:

a) A sum of Rs.17,00,000/- (Rupees Seventeen Lakhs only) has been paid by electronic transfer from the account of the Purchaser with Canara Bank, Margao branch into the account of

the Vendor No.1 with PMC Bank, Caranzalem branch, dated 9th May 2016.

b) And a sum of Rs.31,53,000/-(Rupees Thirty One Lakhs Fifty Three Thousand only) has been paid by cheque bearing No. 114873 dated 8th August 2016 drawn on Canara Bank, Fatorda branch, in the name and in the account of the Vendor No.1 herein above at the instance of the other Vendors, the receipt of the entire payment whereof, the VENDORS hereby admit and acknowledge of having received and thus the VENDORS as the lawful owners and possessors of the said plot of land described in SCHEDULE I I herein below having received the entire consideration amount in respect of the same from the Purchaser do hereby sell, convey, and transfer by way of sale to the PURCHASER all that said plot more particularly described in SCHEDULE II mentioned herein below together with all their rights, title, interests, privileges, easements, paths, passages, access and appurtenances of whatsoever nature to the said plot and everything standing thereon TO HAVE AND TO HOLD the same to the "PURCHASER" as absolute owner thereof free from charges or encumbrances.

2. The VENDORS do hereby covenant with the PURCHASER as follows:

a) That they have good right, full power and absolute authority to sell the said plot to the PURCHASER.

b) That they have got a clear and marketable title over the said plot hereby sold and the same is free from all sorts of encumbrances / charges / mortgages.

c) That they have not agreed to sell nor have sold the said plot or any part or portion thereof to any other person / entity.

d) That there are no litigations pending in any court of law regarding the said plot.

e) No person is claiming any right in the said plot under the Agricultural Tenancy Act, Mundkar act or any other legislation in force in the State of Goa.

f) That they have not received any notice or notification neither it is within their knowledge of any notification published for the purpose of acquiring the said plot or any part or portion thereof or the road appurtenant thereto.

g) That they hereby sell, convey, transfer and assign all their rights, title, interest in the said plot unto the Purchaser absolutely and forever and hereby covenant with the Purchaser that they shall hence forth have absolutely no claim of whatsoever nature over the said plot and the same shall remain immune from any kind of litigations so far as the Vendors or any persons claiming through or against them are concerned.

3. The PURCHASER may hereafter peacefully and quietly possess, hold, use and enjoy the said plot as his own property by carrying out construction over the same and either retaining or disposing off the same to any person of his choice without any interruption or disturbance, claim or demand on the part of the VENDORS or on the part of any person/s claiming through or under them.

4. That in case due to any defects in the title to the said plot or the road appurtenant thereto, the PURCHASER is deprived of the same or any part thereof, then the VENDORS undertake to refund the entire amount of consideration received from the PURCHASER together with interest over such sum at the Bank rate on loans prevailing at such time from the day the said sum was received till the day it is refunded back together with liquidated damages of Rs.20,00,000/- (Rupees Twenty Lakhs only) and also undertake to indemnify and compensate the PURCHASER against all the claims put forth by any person with respect to the said plot fully and adequately in all respects without any prejudice to the Purchaser's rights of claiming damages, stamp duty, registration fees paid here with together with legal expenditure incurred.

5. The Vendors hereby allow the Purchaser to carry out necessary mutation in survey records in order to incorporate the name of the Purchaser in the occupants column of the property surveyed under Chalta No.42 of P.T.Sheet No.5 in the office of the City Survey, Margao and for that matter waive all the rights of serving them with any notices for the purpose of carrying out the proposed mutation in the name of the Purchaser in the occupants column of the said survey holding.

6. The Vendors hereby declare that they do not belong to the scheduled caste or schedule tribe community and therefore they are competent to execute the present sale deed and convey and transfer the title of the said plot in favour of the Purchaser.

7. The VENDORS finally covenant with the PURCHASER that they shall do or execute or cause to be done all such lawful acts, deeds, things, matters for further and more perfectly conveying and assuring the said plot hereby conveyed and every part thereof unto the PURCHASER including execution of any Deed of Declaration, Ratification or Rectification deed for the afore said purpose, so also placing the PURCHASER in possession of the same according to the true intent and meaning of this deed as shall or may be reasonably required.

8. Vacant, legal and Peaceful possession of the said plot has been delivered by the VENDORS to the PURCHASER along with the signing, execution and registration of the present deed.

9. The said plot of land hereby sold by virtue of this deed is sold for a total consideration amount of Rs.48,53,000/- (Rupees Forty Eight Lakhs Fifty Three Thousand only) and the same is its fair market value and accordingly stamp duty calculated at the rate of 3.5% on the said sum amounting to Rs.1,70,000/- (Rupees One Lakh Seventy Thousand only) and registration fees calculated at the rate of 2% amounting to a sum of Rs.97,100/- (Rupees Ninety Seven Thousand One Hundred only) has been paid here with.

SCHEDULE I

All that immovable property denominated as "CHONDROVADDO", situated in ward Ambajim, Fatorda, Margao, Goa, within the limits of the Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No. 9563 of Old series and enrolled in the Revenue records under Matriz Nos. 1978 and 1989 and bounded on the East by the property of Filipe Fernandes and now of Emilia Andrade E Araujo, on the West by that of Joaquim Constancio Da Piedade Silva now of Pobres Frias, on the North by the paddy field of the Communidade of Margao and on the South by top of the hill and the said entire property stands originally surveyed under Chalta No.14 of P.T.Sheet No. 5 and Chalta No.1 of P.T.Sheet No.13 in the office of the City Survey, Margao.

SCHEDULE II

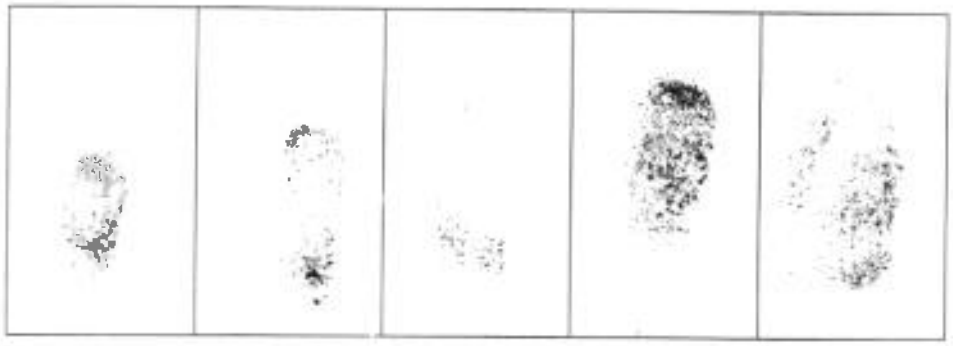
All that plot of land bearing No.6 admeasuring 422.00 Sq.Mts., surveyed under Chalta No.42 of P.T.Sheet No.5 in the office of the City Survey, Margao forming part of the larger property described in SCHEDULE I herein above and bounded on the East by 8.00 Mtrs. wide road, on the West by 8.00 Mtrs. wide road, on the North by plot of land bearing No.39 of the said entire property Chondrovaddo and on the South by plot No.43 of the said entire property Chondrovaddo.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the Day, Month, Year and place first herein above mentioned.

The VENDORS:

SMT.JOANITA PEREIRA alias JOANITA BENEDITA PEREIRA alias JOANITA BENEDICTA MENEZES alias JOANITA BENEDITA MENEZES, for self and as Power of Attorney holder of her daughter, MISS. SIENA MARIA PEREIRA

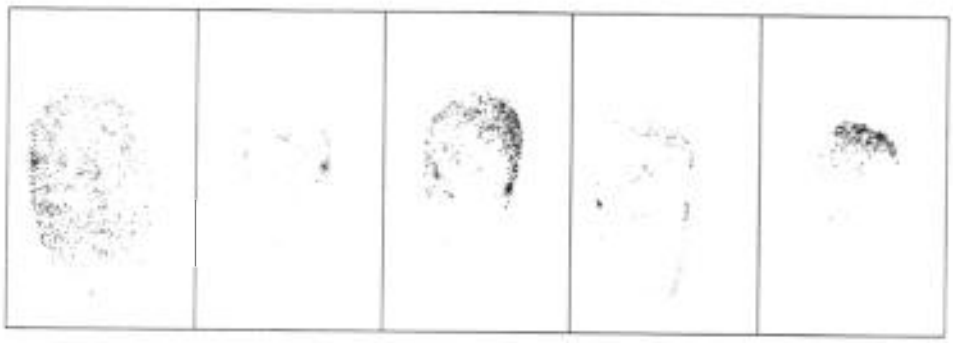
Her right hand finger prints



Her left hand finger prints

The VENDORS:

MR. SOHAIL CONSTANTINE PEREIRA

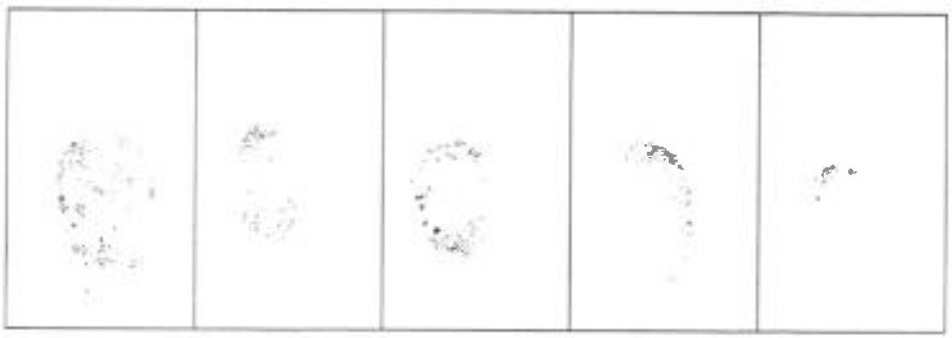


His right hand finger prints

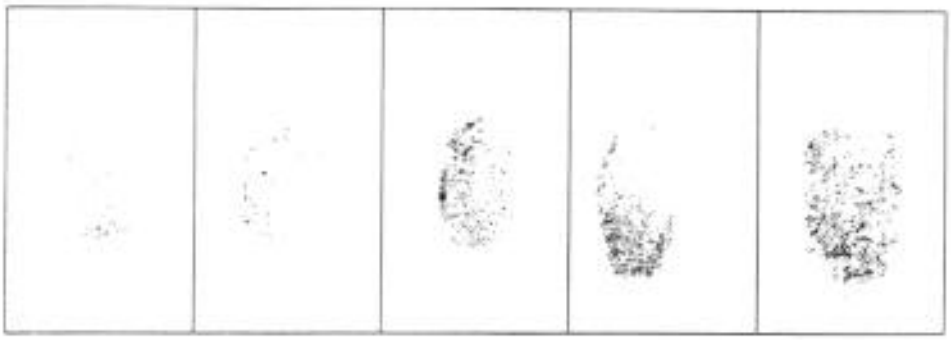
His left hand finger prints

The VENDORS:

MISS. SALOME CARMEN PEREIRA



Her right hand finger prints

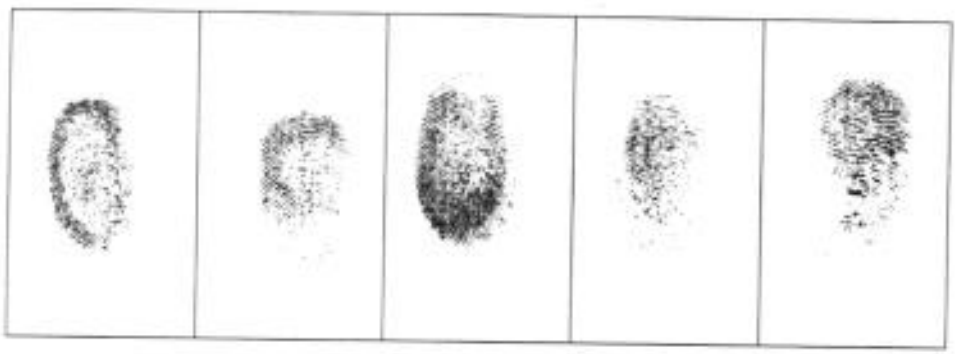


Her left hand finger prints

The PURCHASER:

MR. RAYESH RATNAKAR RAIKAR

His right hand finger prints



His left hand finger prints

In the presence of witnesses:

1. Name: Santosh D. Karwarkar

Signature:

Address: Shubham, Near club Harmonia,
Next to Dnogava Salcete,
Margao- Goa

2. Name: AJIT A. AGRANAYAK

Signature:

Address: F-7, PALACIO DE SANT ANA
GODINHO APTS., GOGOL,
MARGAO, GOA. 403601

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO - GOA

N

Inward No:128

Plan Showing plots situated at

City : MARGAO

Taluka : SALCETE

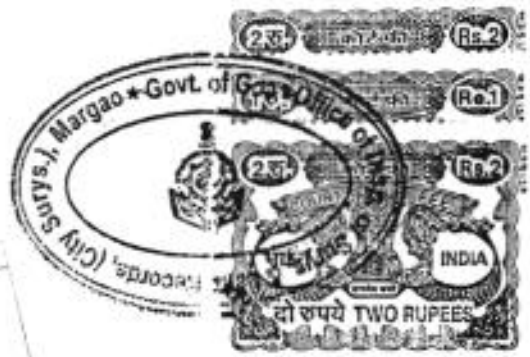
Chalta No. : 05/ 42

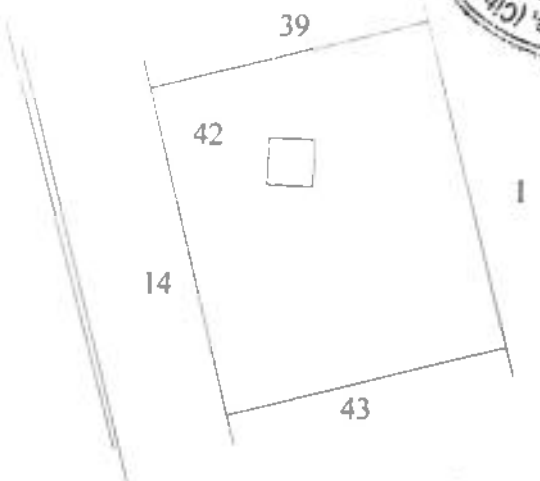
Scale : 1 :500

(Rajesh R. Pai Kuchelkar)

Inspector Of Survey & Land Records

Margao Goa





REG_1_44109_7

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 11-08-2016 11:05:45 AM

Document Serial Number : 3897

Presented at 10:27:00 AM on 11-08-2016 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	97060.00
2	Processing Fees	350.00
	Total :	97410.00

Stamp Duty Required: 169855.00 Stamp Duty Paid: 170000.00

Rayesh R. Raikar presenter

Name	Photo	Thumb Impression	Signature
Rayesh R. Raikar ,s/o. Ratnakar Raikar , Married,Indian,age 27 Years,Sevice ,r/oH. No.2177, Marlem Borda Margao Goa			

Endorsements

Executant

1 . Joanita Pereira @ Joanita Benedita Pereira @ Joanita Benedicta Menezes @ Joanita Benedita Menezes, w/o. late Antonio Rosario Salvador Pereira , Widow,Indian,age 51 Years,Housewife ,r/oH. No.61, Belsur Vaddo Sao Matias Divar Ilhas Goa. for self & as POA of Vendor No.2 by virtue of POA dated 06/02/2016 executed before Notary Meera Medhekar at Panaji under No.698.

Photo	Thumb Impression	Signature

2 . Sohail Constantine Pereira , s/o.late Antonio Rosario Salvador Pereira , UnMarried,Indian,age 20 Years,Student ,r/oH. No.61, Belsur Vaddo Sao Matias Divar Ilhas Goa.

Photo	Thumb Impression	Signature

3 . Salome Carmen Pereira , so. late Antonio Rosario Salvador Pereira , UnMarried,Indian,age 18 Years,Student,r/oH. No.61, Belsur Vaddo Sao Matias Divar Ilhas Goa.

Photo	Thumb Impression	Signature

4 . Rayesh R. Raikar , s/o. Ratnakar Raikar , Married,Indian,age 27 Years,Sevice ,r/oH. No.2177, Marlem Borda Margao Goa

Photo	Thumb Impression	Signature

Identification

Sr No.	Witness Details	Signature
1	Adv. Santosh Karwarker , s/o. Dayanand Karwarker ,Married,Indian,age 36 Years,Adv.,r/o Margao Salcete GOa	

Sub-Registrar

CIVIL REGISTRAR
— CUM —
SUB - REGISTRAR
SALCETE

Book-1 Document
Registration Number MGO-BK1-03776-2016
CD Number MGOD94 on
Date 11-08-2016

Sub-Registrar (Salcete/Margao)

CIVIL REGISTRAR
— CUM —
SUB - REGISTRAR
SALCETE

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune