

TRUE COPY

213A/1062

5000Rs.



BETWEEN MR. JAIRAM NIKANTH KORGAOKAR,

2238/03  
 Presented at the Office of  
 Sub-Registrar of  
 between the hours of

Received fees for  
 Regis. 5200.00  
 Copying 18.00  
 Copying endorsement 50.00  
 Postage 50.00  
 Total Rs. 5260.00

Mr. Late Mr. Dattatray



Vendurlikar, age 50 years, married  
 housewife, both residing at  
 Park, Kohbar,  
 hereafter called the  
 (with expression shall)

SUB REGISTRAR BARDEZ DEED OF SALE

SUB REGISTRAR BARDEZ

representatives and assigns) of the

'FIRST PART' AND (I) MR. SUDHIR

This Deed of Sale is executed on  
 RAGHUNATH KORGAOKAR, s/o late Mr.  
 this 7<sup>th</sup> day of October 2003 at Mapusa,  
 Raghunath Krishnarao Korgaokar, age



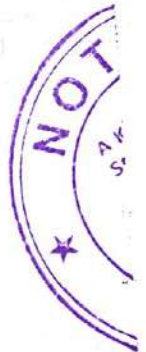
1037/157

Dr. No. 56/16 Place of vend MAPUSA. Date 12/4/03  
value of stamp paper Rs. 5000/-  
Name of Purchaser S. R. Korgaonkar  
Residing at Mapusa Son of M. R. Korgaonkar  
As there is no single stamp paper for  
the value of Rs. 23,200/- additional stamps  
papers for the completion of the value  
is attached along with  
Purpose Sale Deed Transacting Parties J. N. Korgaonkar

Signature of vendor      Signature of Purchaser

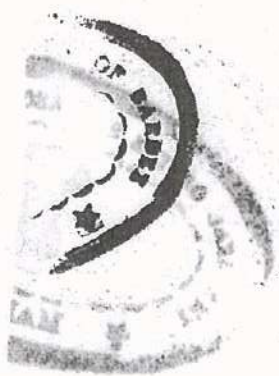


BETWEEN Mr. JAIRAM NILKANTH KORGAOKAR,  
s/o late Mr. Nilkanth Chandrakant  
Korgaokar, age 75 years, married,  
retired, (2) Mrs. SMITA JAIRAM  
KORGAOKAR, d/o late Mr. Dattatray  
Vengurlekar, age 69 years, married,  
housewife, both are r/o 24-E, Nagola  
Park, Kolhapur, Maharashtra,  
hereinafter called the 'VENDORS'  
(which expression shall include all  
their heirs, executors,  
representatives and assigns) of the  
'FIRST PART' AND (1) Mr. SUDHIR  
RAGHUNATH KORGAOKAR, s/o late Mr.  
Raghunath Krishanarao Korgaokar, age





no 50 years, married, retired, (2) MRS.  
 SANYOGITA alias GITA SUDHIR KORGAKAR,  
 d/o late Mr. Dattatray G. Bandekar,  
 age 45 years, married, housewife, both  
 are r/o H. no. 990, Tarchi bhat,  
 Siolim, Bardez Goa, hereinafter called  
 the PURCHASERS (which expression  
 shall include all their heirs,  
 executors, representatives and  
 assigns) of the SECOND PART. All  
 parties are Indian Nationals. also known as  
 "TARCHI BHAT" also known as  
 WHEREAS the Vendor MENDAGAJI is  
 represented by her power of attorney  
 i.e. her husband, Vendor no. 1, the



No. 6646 Place of vend MAPUSA. Date 12/4/03  
 value of stamp paper Rs. 5000/-  
 Name of Purchaser S. R. Korgankar  
 Residing at Mapusa on 12/4/03  
 As there is no single stamp paper for  
 the value of Rs. 5000/- additional stamp  
 papers for the completion of the value  
 is attached along with.  
 Purpose Sale deed Transacting Party S. R. Korgankar

Signature of vendor \_\_\_\_\_ Signature of Purchaser \_\_\_\_\_

The said power of attorney is executed on  
 25/4/2003 at Kolhapur, Maharashtra  
 before the office of Notary Mr. M. P.  
 Bhosale, the certified copy of the  
 said power of attorney is forwarded to  
 the office of Sub-Registration office  
 of Bardez at Mapusa along with this  
 deed for record.



Whereas the Vendors are absolute  
 owners in possession of the property  
 known as "TARCHI BHAT" also known as  
 "DRAGACHEM BATA", bearing survey No.  
 175, Sub Division 4-B comprising an  
 area of 1067 sq.mts situated in the





village panchayat jurisdiction of  
 Siolim, Bardez - Goa, and in the Sub  
 Registration Jurisdiction of Bardez,  
 in the North District of Goa in the  
 state of Goa. This property is a part  
 of bigger property which is found  
 described in the Land Registration  
 office of Bardez under no. 113845 of  
 Book B-36 New at page 44 and found  
 enrolled in the Taluka Revenue Office  
 of Bardez under No. 47.

And whereas the above said  
 property is a part of bigger property  
 known as Tarchi Bhat also known as



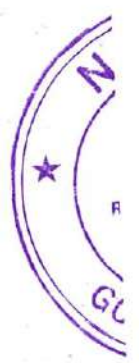
Sl. No. 6546 Place of vend MAPUSA, Date 12/4/03  
 value of stamp paper ₹ 2000/-  
 Name of Purchaser S. R. Korgelankar  
 Residing at Map Son of M. R. Korgelankar  
 As there is single stamp paper for  
 the value of ₹ 2000/- additional stamps  
 papers for the completion of the value  
 is attached along with.  
 Purpose S. de ed J. H. Korgelankar  
 Transacting Parties

Signature of vendor \_\_\_\_\_ Signature of Purchaser \_\_\_\_\_

to Dragachembata which was bearing  
 survey no. 175, sub-div. no. 4 which  
 was sub-divided into plots by a  
 compromise decree passed on 11<sup>th</sup> August  
 1995 in Special Civil Suit no.  
 402/87/A in which as per the  
 compromise terms two parts of this  
 original property under survey no.  
 175/4 were allotted to the vendors  
 Plot "A" having an area of 784  
 sq. mts. and Plot "A-1" having an area  
 of 1067 sq. mts.

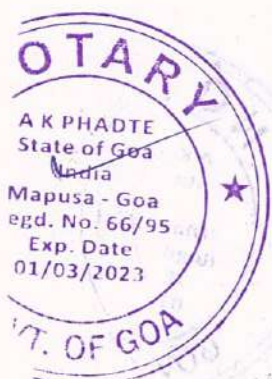


And whereas the Vendor no. 1  
 thereafter filed a case for partition





of his above said two plots. Plot  
 A and Plot B-1 from the remaining  
 property before the court of the Dy.  
 Collector North Goa at Mapusa which  
 bears case no. 15/49/97/Part/Land and  
 the said case was allowed by the Dy.  
 Collector on 6<sup>th</sup> November 1997  
 allotting to the vendors two different  
 new survey numbers i.e. survey no.  
 175/4-A having an area of 784 sq. mts.  
 and survey no. 175/4-B having an area  
 of 10672 sq. mts. Thus the vendors are  
 absolute owners in possession of the  
 above said plots. That the vendors  
 convey and transfer into



No. 5646 of vend MAPUSA. Date 12/4/03  
 value of stamp paper Rs 1000/-  
 Name of Purchaser S. R. Koggeonkar  
 Residing at Alapora f.m. 2-Koggeonkar  
 As there is 23,200/- stamp paper for  
 the value of 23,200/- additional stamps  
 papers for the purpose of the value  
 is attached along with  
 Purpose S. Deel J. N. Koggeonkar  
 Transacting Partner  
 Signature of vendor [Signature] Signature of Purchaser [Signature]

And whereas the Vendors have  
 agreed to sell to the Purchasers the  
 above said property known as Tarchi  
 Bhat also known as Dragachembata,  
 bearing survey No. 175, Sub Div No. 14-  
 B having an area of 1067 sq. mts,  
 situated at Siolim, Bardez, Goa and  
 the Purchasers have agreed to purchase  
 the same.



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

1. That the Vendors do hereby sell, convey and transfer into the







as Purchasers in the property known as  
 "TARCHI BHAT" also known as "DRAGACHEM  
 BATA" bearing survey No. - 1750 Sub, Div  
 No. 14-B comprising an area of 1067 sq.  
 ft., situated in the village panchayat  
 jurisdiction of Siolim, Bardez - Goa,  
 and in the Sub-Registration  
 Jurisdiction of Bardez in the North  
 District of Goa in the state of Goa.

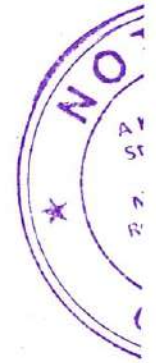
This property is a part of a bigger  
 property which is found described in  
 the Land Registration office of Bardez  
 under no. 13845 of Book-B-36 New at  
 page 44 and found enrolled in the  
 Taluka Revenue Office for a matrix of



No. 6246 Date of vend 12/4/03  
 Value of stamp paper Rs. 2000/-  
 Name of Vendor S. R. Korgaonkar  
 Residing at Bardez of R. Korgaonkar  
 As there is Rs. 2000/- stamp paper for  
 the value of Rs. 2000/- additional stamps  
 papers for the completion of the value  
 is attached along with  
 Purpose S. Deed Transacting Parties J. N. Korgaonkar

Signature of vendor \_\_\_\_\_ Signature of Purchaser \_\_\_\_\_

Bardez under No. 47. This property is  
 sold for the total Price of Rs.  
 2,60,000/- (Rupees two lakhs sixty  
 thousand only) and the same is the  
 market value of the above said  
 property. That the Vendors have  
 received the entire price of the above  
 said property and the receipt whereof  
 the Vendors do hereby admit and  
 acknowledge. This property is  
 described in the deed which is found  
 attached herewith. That the above said  
 property is sold together with all trees,  
 fences, hedges, ditches, ways, waterways,  
 watercourses, paths, liberties,



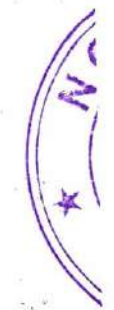


privileges, easements and appurtenances  
 of whatsoever existing and appurtenant  
 to the said property or in any way  
 appertaining or usually held, occupied  
 and enjoyed herein under or reputed to  
 be being or being appertaining thereto,  
 That the Vendors do hereby  
 convey, transfer, all the estate,  
 right, title, interest, claim and  
 demand of whatsoever of the Vendors in  
 the said property which is hereby  
 conveyed and every part thereof and to  
 hold the same to the purchasers their  
 heirs and assigns forever with the purchasers



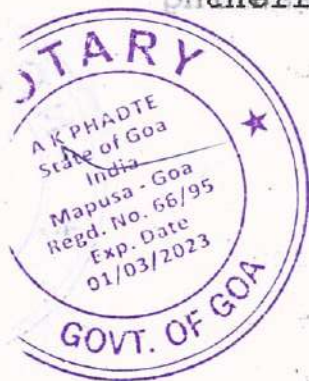
No. 6646 Place of issue INDIA, Date 12/4/03  
 value of stamp paper. 2100/-  
 Name of Purchaser S. R. Korgaonkar  
 Residing at near S. M. R. Korgaonkar  
 As there is single stamp paper for  
 the value of 2370/- and stamp  
 papers for the rest of the value  
 is attached along with this  
 Purpose Deed S. R. Korgaonkar  
 Signature of Vendor Signature of Purchaser

heirs, the administrator and assigns  
 absolutely from this day, and to  
 That the Vendors and their heirs,  
 administrators and assigns and shall  
 produce, handover, at the request of  
 the purchasers for inspection or  
 bring/produce before any authority, or  
 court whatever relevant documents the  
 Vendors are having in respect to this  
 property which is hereby sold.  
 5. That the Vendors and all persons  
 claiming through them or under them do  
 hereby covenant with the purchasers





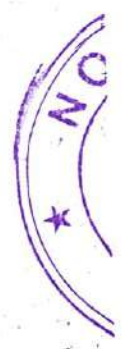
that the Vendors are now lawfully  
 seized and possessed of the said  
 property free from any encumbrance or  
 defects of whatsoever nature. In view  
 of the fact that the purchasers, their  
 heirs and assigns have absolute  
 power and authority to sell the said  
 property in a manner aforesaid and the  
 purchasers may hereinafter peacefully  
 and quietly possess and enjoy the said  
 property in any manner aforesaid  
 without any claims or demands  
 whatsoever from the vendors or persons  
 claiming through or under them or on  
 their behalf.



No. 6676 REGISTRATION ACT, 1908 REGISTRATION ACT, 1908 REGISTRATION ACT, 1908 REGISTRATION ACT, 1908 REGISTRATION ACT, 1908  
 value of stamp paper Rs. 100/- 12/4/03  
 Name of Vendor S. R. Korgaonkar  
 Residing at Muzer Son of M. R. Korgaonkar  
 As there is Rs. 100/- single stamp paper for  
 the value of Rs. 3200/- additional stamp  
 papers for the completion of the Transfer  
 is attached alongwith.  
 Purpose Deed of Sale S. M. Korgaonkar  
 Transacting Parties

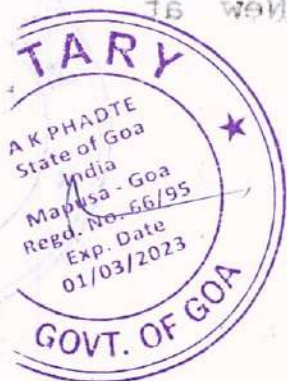
Signature of Vendor \_\_\_\_\_  
 Signature of Purchaser \_\_\_\_\_

7. That the Vendors, their heirs,  
 administrators, executors or assigns  
 covenant to save harmless and keep  
 indemnified the purchasers, their  
 heirs, administrators or assigns free  
 from against all encumbrance, charges  
 and equities of whatsoever.  
 8. That the Vendors, their heirs,  
 administrators or assigns do or  
 execute or cause to be done or  
 executed all such lawful acts, deeds  
 and things whatsoever for further and  
 more perfectly conveying and assuring





the said property and every part thereof in manner aforesaid and also as putting them in peaceful possession of the same intent and meaning of this Deed, bearing survey No. 175, 4-B, bearing survey No. 175, 4-B comprising an area of 1067 sq. ft. Copy of the Plan is attached to this Sale Deed showing the property bearing survey No. 175/4-B, having an area of 1067 sq. ft. situated in the Village panchayat jurisdiction of Siolim, Bardez Goa, which is marked in red colour. This plan shall form the integral part of this Sale Deed under no. 13845 of Book-B-36 New at



6653  
No. 6653  
Face of vend MAPUSA Date 12/4/03  
Value of the property 129/-  
Name of purchaser J. N. Kosgeankar  
Residing at May son of U. Kosgeankar

Signature of Vendor \_\_\_\_\_ Signature of Purchaser \_\_\_\_\_

THE SCHEDULE REFERRED TO ABOVE  
All that property known as  
"TARCHI BHAT" also known as "DRAGACHEM  
BATA", bearing survey No. 175, Sub Div  
No. 4-B comprising an area of 1067 sq.  
mts, situated in the village panchayat  
jurisdiction of Siolim, Bardez - Goa,  
and in the Sub-Registration  
Jurisdiction of Bardez, in the north  
District of Goa in the state of Goa.  
This property is a part of bigger  
property which is found described in  
the Land Registration office of Bardez  
under no. 13845 of Book-B-36 New at





page 44 and found enrolled in the  
Taluka Revenue Office for matriz of  
Bardez under No. 47. This property is  
presently found bounded as under:

EAST: Nalla.

WEST: Public Road.

NORTH: Property under survey no.  
175/4.

SOUTH: Property under survey no.  
175/6.



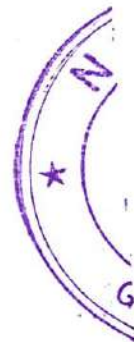
IN WITNESS WHEREOF, this Deed of  
Sale is signed in presence of  
Witnesses on this day, month and the  
year mentioned above.

EAST: Nalla,

WEST: Public Road.

NORTH: Property under survey no.  
1754.

SOUTH: Property under survey no.  
1756.





VENDORS

PURCHASERS

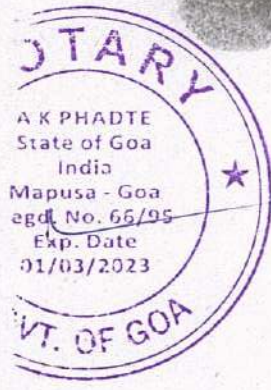
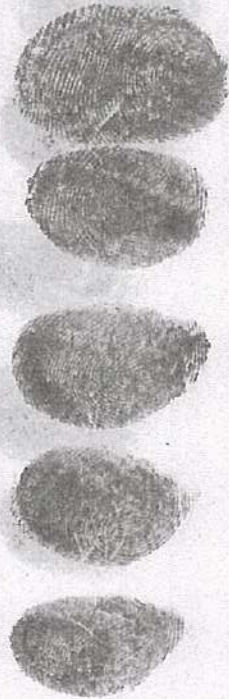
1. \_\_\_\_\_

(For self and as attorney  
to Vendor no. 2)

LH



RH





PURCHASERS

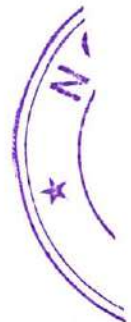
*[Handwritten signature]*

AMENDOR

1. \_\_\_\_\_

(for self and as attorney)

Vendor no. 2141 RH



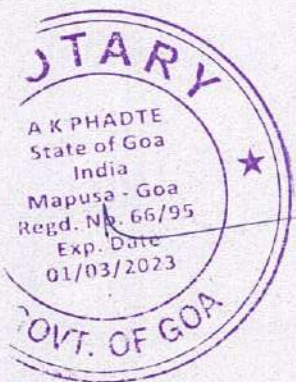


2. 88/2018/2018

WITNESSES

LH

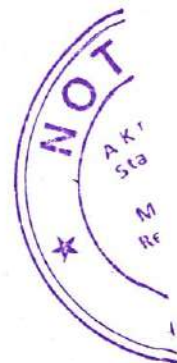
RH



WITNESSES

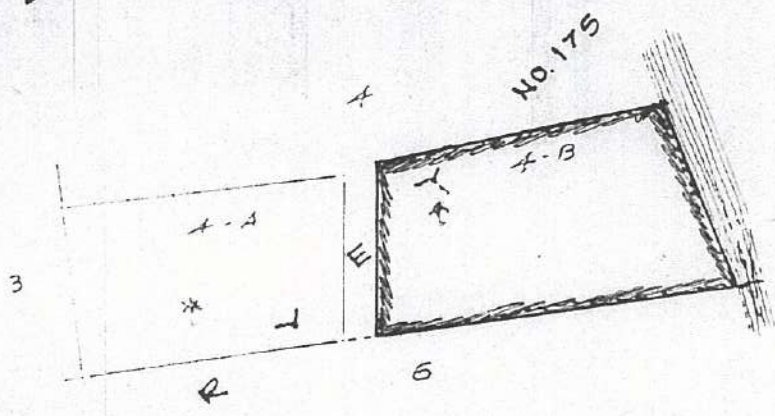
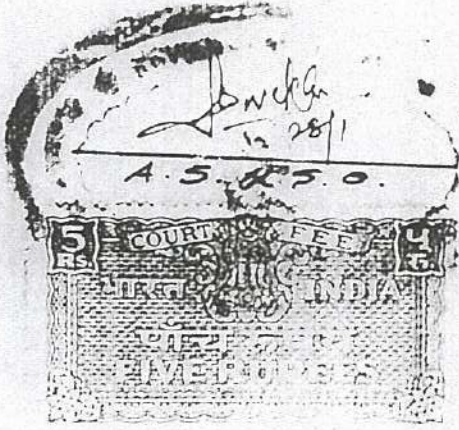
1. ~~Hanspünte~~  
Sitarsem Nannohar Jhoajulekas

2. Sfohe  
Santosa y. yolliekau



GOVERNMENT OF GOA  
DIRECTORATE OF SETTLEMENT &  
LAND RECORDS

PLAN  
SHOWING THE PLOTS SITUATED  
AT **SIOLIM** VILLAGE  
OF **BARDEZ** TALUKA  
S. No./SUB DIV. NO. 175/4-A & 4-B  
SCALE-1:1000

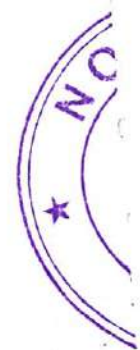


*[Signature]*  
VENDORS  
CHECKED BY (Self + as attorney)  
D.G. ERU  
28/11/2002

PURCHASERS

TRACED FROM PT. SHEET NOS 19  
OF **SIOLIM** VILLAGE ON 25.1.2002  
BY **BYNOIS**





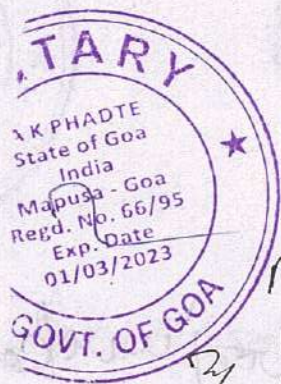


Mr. Jairam Nilkanth Korgaokar  
s/o late Mr. Nilkanth C. Korgaokar  
age 75 years, married, retired for  
Self. and as attorney of

a) Mrs Smita Jairam Korgaokar  
d/o late Dattatray Venguslekar  
age 69 years, married housewife  
both to 24.E. Nagola Park  
Kolhapur.



Mr. Sudhir Raghunath Korgaokar  
s/o late Mr. Raghunath Korgaokar  
age 50 years, married retired



Mrs Sanyogita alias Gita Sudhir  
Korgaokar d/o late Mr. Dattatray  
G. Bandekar age 45 years, married  
housewife both to H.No. 990 Tarchi  
Bhat Solim; Bandez  
all parties are Indian Nationals

Executing party ces  
.....  
.....  
admits execution of the so called  
Sale deed

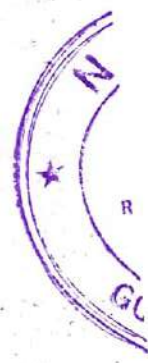
7 ajmal



7 for



3 SS/2080/Kar



4 Shri. Pitaram  
Manshar Pitrojwkar  
married, 38 yrs  
no sibling.

Mr. Santosh Gaudar  
Lokhar, married  
35 yrs, possession  
title.

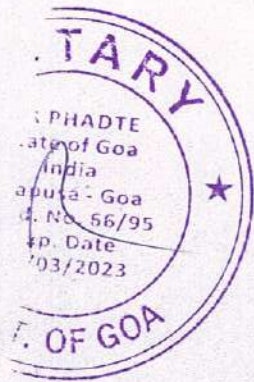
Identified the  
above Ext.



~~Mr. Santosh~~

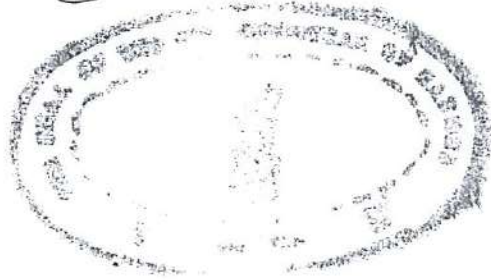
Mr. Santosh

*[Handwritten signature]*



8/1/03  
SUB REGISTRAR  
BARDEZ

Registered No. 2134  
at pages 15 to 28  
Book No. F Volume No. 1062  
Date 16th October 2003  
*[Signature]*  
16/10/03



Issue of Certified Xerox True Copy / Copies / Original  
Of the Document On 23/10/2021  
Under Reg. No. 6445/2021

*[Signature]*  
A. K. PHADTE  
NOTARY 23/10/2021  
2nd Floor, Shalini Bld R. No. 4  
STATE OF GOA

