

(RUPEES THREE LAKHS AND NINETY EIGHT THOUSAND ONLY)

Phone No: 9819444299

Sold To/Issued To:

Minal H Vengurlekar

For Whom/ID Proof:

Aadhar card



AUG-26-2022 16:29:48

₹ 0398000/-

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Other
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3815345 35/02/05/2021-RDI

For CITIZEN CREDIT™
CO-OP BANK LTD

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Authorised Signatory

Name of Purchaser MINAL MILIND VENGURLEKAR



2022-BR2-3869

29/08/2022

DEED OF SALE

This **DEED OF SALE** is executed at Mapusa on this 26th day of the month of August of the year 2022.

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BETWEEN

1. **MRS.VIJAISHRI GURUDAS NAIK** alias **VIJAI VINAYAK FOTTO** alias **VIJAI VINAYAK FATTO**,
d/o. **VINAYAK MAHADEV FATTO** alias **VINAYAK MAHADEV FOTTO** and wife of **MR. GURUDAS SOMA NAIK** alias **GURUDAS SOMA NAIQUE**, age 53 years,
housewife, Indian National, Married, holder of PAN card bearing No. _____, Aadhar card bearing no. _____

Mobile No: _____, resident of
residing at - H.No.417/3, Perxet Vaddo, Guirim, Bardez-
Goa., and her husband;

2. **MR. GURUDAS SOMA NAIK** alias **GURUDAS SOMA NAIQUE**, s/o. late **SOMA SHANKAR NAIK** alias **SOMA SHANKAR NAIQUE**, age 62 years, service, Indian National, Married, holder of PAN card bearing No. _____, Aadhar card bearing No. _____

Mobile No: _____, resident of residing at -
H.No.417/3, Perxet Vaddo, Guirim, Bardez- Goa and;

3. **MR. SAISHANKAR GURUDAS NAIK**, S/o.
GURUDAS SOMA NAIK alias **GURUDAS SOMA NAIQUE**, age 22 years, student, Indian National, Bachelor,
holder of PAN card bearing No. _____, Aadhar

[Signature]

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card bearing No _____, Mobile No: _____

_____, resident of residing at - H.No.417/3, Perxet Vaddo, Guirim, Bardez- Goa. herein represented by his father, **MR. GURUDAS SOMA NAIK** alias GURUDAS SOMA NAIQUE, s/o of SOMA SHANKAR NAIK alias SOMA SHANKAR NAIQUE, age 62 years, Service, Indian National, Holder of Pan card bearing No. _____

and Aadhar Card bearing No. _____, residing at

H.No.417/3, Perxet Vaddo, Guirim, Bardez- Goa by virtue of Power of Attorney dated 11th July, 2022 executed before

Advocate and Notary V.B Thali, under serial

No.1012/2022; hereinafter jointly referred to as

“VENDORS/FIRST PART” (which expression shall

unless it be repugnant to the context of meaning thereof

shall include their successors, legal representatives and

assigns) **OF THE FIRST PART.**

AND

1. **SHRI.MINAL MILIND VENGURLEKAR**, wife of

Shri. Milind Vengurlekar, aged 65 years, Aadhar No.

_____, PAN card bearing No. _____, Mobile

No. _____, having email address as-

minal.vengurlekar@gmail.com, Indian National, residing

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at Flat No - 11, Building No - 4, Hajiali Municipal Officers
CHS, Keshavrao Khadye Marg, Near Lala College, Haji Ali,
Mumbai - 400034; herein represented by her daughter-in-
law, **MRS. VENGURLEKAR VASUNDHARA
PUSHKAR ALIAS VASUNDHARA PUSHKAR
VENGURLEKAR**, daughter of late Arun Mahadev Sonar,
wife of Shri. Pushkar Milind Vengurlekar, age 38 years,
Business, Indian National, Holder of Pan card bearing No.

[and Aadhar Card bearing No.

[, residing at 102, Eucharis Block, Socorro Garden,
Kamat Nagar, Socorro, Bardez, North Goa, 403501 by
virtue of Power of Attorney dated 6th February, 2021
executed before Advocate and Notary N. C Gaonkar,
under serial No. 2881/2021; hereinafter collectively referred
to as **"PURCHASER/SECOND PARTY"** (which
expression shall unless it be repugnant to the context or
meaning thereof shall deem to mean and include his heirs,
executors and administrators) **OF THE SECOND PART;**

WHEREAS, the VENDORS are the Owners in possession
and enjoyment of all that property known as **"CONFREM
PEQUERIA"**, admeasuring an area of **1000** sq.mts, bearing Survey
No.178 Sub Division No.1, within the jurisdiction of Tivim, Village
Panchayat of Tivim, Bardez- Goa, hereinafter referred to as **"THE**







SAID PROPERTY” and is better described in **“SCHEDULE”**
written hereinunder.

WHEREAS:

- A. The SAID PROPERTY originally belonged to Nicael alias Nicoel Souza also known as Mrs. Maria Augusta D'souza alias Mrs. Maria Augusta D'souza.
- B. The said Mrs. Maria Augusta D'souza alias Mrs. Maria Augusta D'souza, wife of late Joaquim Caetano D'souza alias Caetano Joaquim De Souza alias Caitano Joaquim De Souza expired leaving behind her only son, Mr. Inocente Gabriel De Souza married to Mrs. Monica Maria Dsouza, as his only universal legal heir and the said fact is confirmed by virtue of Deed of Succession dated 7th January, 1991, drawn in the Office of the Notarial Office of Bardez at page 18 of Book 750.
- C. The said Mr. Inocente Gabriel De Souza along with his wife, Mrs. Monica Maria D'Souza sold the SAID PROPERTY to Mr. Winston Joseph Mark D'sa by virtue of Deed of Sale dated 03-04-1991, registered in the Office of the Sub Registrar of Bicholim under Serial No.12 of Book I Volume 33 dated 27-08-1991.
- D. The said Mr. Winston Joseph Mark Dsa alias Winston J.M Dsa alias Winston G.M Dsa alias Winston Dsa and his wife,

Mrs. Lorraine Precila Dsa, both expired and upon their death an Inventory Proceedings was instituted before the Civil Judge- Bicholim under Case No.48/2011/B.

E. The said Winston Joseph Mark Dsa and his wife, Lorraine Precila Dsa, expired leaving behind their 3 children, (a) Alister Lindsay D'sa; (b) Donovan Michael Dsa; (c) Kimberly Grace Dsa. And Whereas, the SAID PROPERTY was listed under ITEM NO.II and was allotted to their 3 children (a) Alister Lindsay D'sa; (b) Donovan Michael Dsa; (c) Kimberly Grace Dsa vide Final Chart of Allotment dated 02-11-2011, confirmed by virtue of Order dated 29-11-2011, passed by Hon'ble judge Sudhir. S. Shirgaonkar of the Civil Judge Junior Divison "C" Court, Bicholim I/C of "B" Court, Bicholim.

F. The said (a) Mr. Alister Lindsay D'sa along with his wife, Mrs. Rebekah Ruth Watkins; (b) Mr. Donovan Michael Dsa along with his wife, Mrs. Linnea Annie Marlene Lindgren; (c) Miss. Kimberly Grace Dsa, sold the SAID PROPERTY to the Vendor No.1 and 3 by virtue of Deed of Sale dated 4th March, 2020 registered in the Office of the Sub Registrar of Bardez under No.BRZ-1-938-2020 dated 04-03-2020.

G. The Vendor No.2 is married to Vendor No.1 under the Law of Communion of Assets and therefore, the Vendor No.2



has equal right, title, interest in the estate of his wife, the Vendor No.1.

WHEREAS, the VENDORS have represented to the PURCHASERS that they are the sole and absolute owners in possession of the **SAID PROPERTY** including the rights and benefits attached thereto and no one else has any right, title or interest in the **SAID PROPERTY** and the VENDORS are absolutely seized and possessed of and otherwise well and sufficiently entitled to the **SAID PROPERTY**

AND FURTHER WHEREAS, the VENDORS have further represented that: -

- a. They have all the rights to deal with or dispose the **SAID PROPERTY** or part of them and they do not require any consent, permission or No Objection Certificate from any third Party.
- b. They have not done, committed or omitted to do any acts, deeds, things, matter whereby or by any reason whereof the VENDORS are prevented or prohibited from dealing with, disposing of or transferring the VENDOR's right, title and interest in respect of the **SAID PROPERTY** and/or part of them.



- c. The **SAID PROPERTY** is not subject to any lien, mortgage, charge, encumbrances, liability, litigation, adverse claim or lis pendens and prior to the execution hereof and that the VENDORS have not entered into any contract, agreement or any other arrangement creating right, title, interest or otherwise in respect of the **SAID PROPERTY** and/or any one of them or any part of them.
- d. The **SAID PROPERTY** is not a subject matter of any pending litigation nor of any attachment, either before or after judgment, and that, there is no subsisting Order under any of the applicable laws which prohibits or prevent the VENDORS from dealing with or disposing of the **SAID PROPERTY**.
- e. There are no easementary rights created in favour of any third party under any document or by any covenant or by prescription in respect of and/or upon the **SAID PROPERTY** or any part thereof.
- f. No notice/s is/are pending against the VENDORS and/or any person on their behalf, whether from the local authorities or from the Government or otherwise, for requisition and/or acquisition of the **SAID PROPERTY** or any one of them or any part thereof, and the VENDORS are entitled to sell and transfer the **SAID PROPERTY** to the Purchasers without any permission and/or consent.



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- g. That the VENDORS have not entered into any Agreement for sale, transfer, lease or any other agreement/MOU etc. with any other third party concerning the **SAID PROPERTY**, nor have they agreed to sell or encumber or mortgage the same in any manner whatsoever.
- h. No Notification is issued under any Ordinance Act, Statute/Rules or regulations affecting the **SAID PROPERTY** or acquiring the **SAID PROPERTY** whereby VENDORS are prevented from selling the **SAID PROPERTY**.
- i. That there are no outstanding taxes or any other outgoings payable in respect of the **SAID PROPERTY** as on the date of the execution of this sale deed and if any the same have been cleared by the VENDORS.
- j. That, the VENDORS have not mortgaged the **SAID PROPERTY** to any bank, financial institution or private financiers.

WHEREAS, the VENDORS now do not desire to retain the **SAID PROPERTY**.

AND WHEREAS, the VENDORS are desirous to sell to the PURCHASER and the PURCHASER is desirous of purchasing from the VENDORS the **SAID PROPERTY** more particularly described in the **SCHEDULE**, mentioned



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hereunder, for a total consideration of **Rs.99,50,000/- (Rupees Ninety Nine Lacs Fifty Thousand only)** free from all encumbrances, charges, demands whatsoever on the following terms and conditions.

AND WHEREAS, the VENDORS state that the **SAID PROPERTY** is free from all encumbrances and/or defects in title and that the VENDORS have an absolute clear marketable title to the **SAID PROPERTY** and based on the said representation, the PURCHASER have offered to purchase the **SAID PROPERTY** from the VENDORS free from all encumbrances and/or defect in title for a total consideration of a sum of **Rs.99,50,000/- (Rupees Ninety Nine Lacs Fifty Thousand only)**.

AND WHEREAS, pursuant to the negotiations between the VENDORS and the PURCHASER and relying on the representations, assurances and warranties of the VENDORS as stated herein and believing the same to be true and correct, the VENDORS have agreed to sell and the PURCHASER have agreed to purchase and acquire all the right, title and interest of the VENDORS in the **SAID PROPERTY**, free from all or any encumbrances, claims and demands of whatsoever nature for the consideration of **Rs.99,50,000/- (Rupees Ninety Nine**



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Lacs Fifty Thousand only) and on the terms and conditions hereinafter stated.

NOW THIS CONVEYANCE WITNESSETH AS

UNDER: -

1. That, the aforesaid recitals are made an integral part of this sale deed.
2. That in consideration of the payment of total sum of Rs.99,50,000/- (Rupees Ninety Nine Lacs Fifty Thousand only) paid by the Purchasers to the Vendors:
 - a. Rs.4,95,000/- (Rupees Four Lacs Ninety Five Thousand Only) is paid in favor of Vendor No.1 by cheque bearing No. 000065, dated 12/05/2022 drawn on HDFC Bank, Vikhroli, Mumbai Branch.
 - b. Rs.19,67,625/- (Rupees Nineteen Lacs Sixty Seven Thousand Six Hundred and Twenty Five Only) is paid in favor of Vendor No.1 by NEFT.
 - c. Rs.24,62,625/- (Rupees Twenty Four Lacs Sixty Two Thousand Six Hundred and Twenty Five Only) is paid in favor of Vendor No.2 by cheque bearing No. 000029, dated 26-08-2022 drawn on HDFC Bank, Dahisar (East), Mumbai Branch.



[Signature]

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d. **Rs.49,25,250/- (Rupees Forty Nine Lacs Twenty Five Thousand Two Hundred and Fifty Only)** being paid by the PURCHASER to the VENDOR No.3 by Cheque bearing No. **000030**, dated **26-08-2022** drawn on **HDFC Bank, Dahisar (East), Mumbai Branch;**

e. TDS deducted at the rate of 1% equivalent to **Rs. 99,500/- (Rupees Ninety Nine Thousand five Hundred Only)**, which amount is paid by the Purchaser in favor of the Vendors; which amount is received by the VENDORS from the PURCHASER; which amount the VENDORS hereto do hereby admit and acknowledge and release and discharge the PURCHASER of the same in full and the VENDORS as absolute Owners do hereby convey by way of sale unto the PURCHASERS the known as "**CONFREM PEQUERIA**", admeasuring an area of **1000** sq.mts, bearing Survey No.178 Sub Division No.1, within the jurisdiction of Tivim, Village Panchayat of Tivim, Bardez- Goa, more particularly described in the **SCHEDULE** along with and together with the fruit bearing trees, structures, along with access, ingress and egress on the access road, as well as all the easements, paths, right of way, privileges and appurtenant, belonging thereto, **TOGETHER WITH** all trees, fences, Compound, hedges, ditches, waters, ways,



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warranties at the execution date the VENDORS doth hereby grant, sell, convey, transfer, assign and assure unto the PURCHASER and do hereby purchase, acquire and accept from the VENDORS, absolutely and perpetual, free from mortgages, charges, encumbrances, liens, adverse claims, pre-emptive rights, attachments, execution proceedings, restriction of any kind whatsoever, the SAID PROPERTY i.e. known as **"CONFREM PEQUERIA"**, admeasuring an area of **1000** sq.mts, bearing Survey No.178 Sub Division No.1, within the jurisdiction of Tivim, Village Panchayat of Tivim, Bardez- Goa. The **SAID PROPERTY** is more particularly described in the Schedule of this DEED together with all the easement and ownership right, title, interest, use, possession, benefit, claim and demand whatsoever at Law or in equity, to the **SAID PROPERTY** hereby conveyed; and further the VENDORS do hereby grant an exclusive, perpetual and irrevocable right of usage and unfretted and/or unrestricted access to the predetermined and demarcated area admeasuring an area of **1000**sq.mts.

- b. The VENDORS hereby agree and warrant that pursuant to the receipt of the consideration as stated in DEED from PURCHASER on the execution date, the



water courses, lights, liberties, privileges, easements and Appurtenances whatsoever of and belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto, AND ALL the estate, right, title, interest, use, trust, inheritance, possession, benefit, claim and demand whatsoever, both at law and equity, with prior permissions whatsoever of the said VENDORS in or to the **SAID PROPERTY**, is hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto the PURCHASER forever absolutely uninterruptedly together with all the title, deeds, writings, monuments, and other evidence of title as ordinarily pass on to such sale.

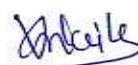
3. The VENDORS have today put the PURCHASER in unconditional exclusive peaceful vacant physical possession of the **SAID PROPERTY** to be held by the PURCHASER without any harm or hindrance from the VENDORS and or any other person claiming through the VENDORS.

4. SALE AND PURCHASE OF PROPERTY

- a. On the terms and subject to the satisfaction of the conditions set forth in this Deed and relying on the







absolutely and perpetual, free from mortgages, charges, encumbrances, liens, adverse claims, pre-emptive rights, attachments, execution proceedings, restriction of any kind whatsoever title of the Property, shall pass on to the PURCHASER, so that the PURCHASER will upon the transfer of the Property in their name receive full and absolute legal and beneficial ownership thereof.

- c. The Parties shall do or cause to be done all such further acts, deeds, matters and things and execute such further documents and papers as may be reasonably required to give effect to transfer of Property and registering the Property in the name of the PURCHASER in the record of the Registrar, subject to the terms and conditions as stated under this Agreement.

5. The VENDORS hereby covenant with the PURCHASER as under: -

- a. That the **SAID PROPERTY** is free from encumbrances of any nature whatsoever.
- b. That the title of the VENDORS to the **SAID PROPERTY** is clear, legal, valid and marketable and is subsisting and the VENDORS are lawfully entitled to sell and alienate the same.







- c. That the VENDORS have not created any Third Party rights upon and to the **SAID PROPERTY** nor is there any notice of Land Acquisition issued against the **SAID PROPERTY**, and that they have not entered into an Agreement in respect of the **SAID PROPERTY** with anybody and that there are no tenants, sub-tenants or any other person holding any title, interest and/or rights of whatsoever nature in the **SAID PROPERTY**.
- d. The VENDORS further declare and confirm that there is no dispute or suit pending in respect of the **SAID PROPERTY** in any Court of Law whatsoever;
- e. That the **SAID PROPERTY** hereby conveyed shall at all times hereafter be possessed and enjoyed by the PURCHASER peacefully and quietly without any claim or demand whatsoever from the VENDORS or any other person whomsoever. The PURCHASER shall of the said hereditaments hereby granted with its appurtenances and shall be entitled to receive the claims, rents and profits thereof for their own use and benefit, without any eviction, interruption, claim or demand whatsoever from or by the VENDORS, or from or by any other person or persons lawfully or equitably claiming by, from under, in the trust for them AND that, the VENDORS shall free and clear and freely, clearly and



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absolutely acquitted, exonerated, released and forever discharged the PURCHASER in respect of the consideration of the **SAID PROPERTY**.

- f. The VENDORS hereby declare and confirm that there is no notice / letter/ correspondence pending in respect of the **SAID PROPERTY** from the Municipality, Town and Country Planning office, Revenue office or for that matter any other office, authority, local, state or central Govt. and its bodies.
- g. That, till date there are no boundary disputes with the owners/occupants of the adjoining properties or any other person.
- h. The VENDORS state that the **SAID PROPERTY** has an access. There is no right of ways, passages and other easement rights that exist on the **SAID PROPERTY** hereby transferred, sold and conveyed by the VENDORS.
- i. VENDORS states that, they nor any person/s claiming by, through or under them have not created any adverse rights and/or entered into any Agreement for Sale, arrangement for sale or otherwise created any adverse rights in respect of their right, title and interest in the **SAID PROPERTY** or otherwise parted with the possession in respect of **SAID PROPERTY** or any part



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thereof in part performance of any agreement or executed any Power of Attorney in favour of any person/s to deal with SAID PROPERTY or authorizing sale of the SAID PROPERTY or taken any deposit in the form of earnest money deposit or otherwise whereby the VENDORS are prevented from entering into these presents with the PURCHASER;

- j. VENDORS do hereby state that there is no injunction or any other prohibitory order or any attachment order or claims from any Court, Tribunal or Government body, including the National Company Law Tribunal and the National Company Law Appellate Tribunal, Collector, Revenue Authority, Village Panchayat, etc. thereby restraining or disentitling the VENDORS from dealing with and/or disposing the **SAID PROPERTY** or entering into these presents. No notice from any Government, Village Panchayat, Municipality or any other public body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition Act, the Town planning Act, the Panchayat Raj Act, the Income Tax Act or any other statute has been received or served through registered post or hand delivery upon the VENDORS in respect of the right, title and interest in the SAID PROPERTY or any part thereof



which restricts or may restrict the execution of these presents;


6. The VENDORS do hereby give their explicit and express consent to the PURCHASER to get the name of the PURCHASER recorded in the Survey Record of ~~Tivim~~ ~~in~~ in respect of the **SAID PROPERTY** and for that purpose to conduct Mutation Proceedings before the Appropriate Authority. The VENDORS do hereby further agree and assure the PURCHASER to sign and execute all such other documents and give NOC for the above purpose as and when required by the PURCHASER or any other govt. body/ authority.

7. That the VENDORS shall at all time hereinafter indemnify and keep indemnified the PURCHASER and his/her transferees against any loss, damages, costs, charges, expenses, if any suffered by reason of defect of title in the **SAID PROPERTY**, in respect of any claim being made by anybody to the **SAID PROPERTY** or any breach of the covenants or claim by any other heirs in respect of the **SAID PROPERTY**.

8. That, the VENDORS covenant with the PURCHASER that if for any defect in title to the **SAID PROPERTY** or any



defect in title to any part thereof, the PURCHASER are deprived of the enjoyment of the same or any part thereof, the VENDORS shall make good the loss to whatsoever claim raised by the PURCHASER.

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9. The VENDORS undertake to execute all documents, applications and/or transfer forms as shall be required in order to get the **SAID PROPERTY** transferred in the name of the said PURCHASER.
 10. The VENDORS, administrators or assigns shall, at all times hereafter, whenever called upon by the PURCHASER, do execute or cause to be done and executed all such further lawful and reasonable acts, deeds, matters, things and assurances whatsoever for further and more perfectly and absolutely granting and assuring the **SAID PROPERTY** (more particularly described in the Schedule hereunder) in the manner aforesaid as may be reasonably required.
 11. The VENDORS hereby undertake to and give their consent to the PURCHASER for obtaining the change of the relevant government records in the Survey and other registers so as to bring the **SAID PROPERTY** in their name in the said records, after the execution of the present Sale Deed.

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12. That, all the estates, rights, title, interests, use, benefits, privileges, advantages, appurtenances, possession and easements whatsoever in respect of the **SAID PROPERTY** which is hereby delivered and sold, and which is described in the Schedule are also conveyed and every part thereof so that the PURCHASER shall enjoy the same as absolute owner hereinafter and forever.

13. The VENDORS hereby covenant with the PURCHASER that the PURCHASER may at all times hereafter quietly and peaceably continue to possess, enjoy, and receive the rents, issues, and profits thereof and every part thereof for their own use and benefit of the **SAID PROPERTY** without interruption or objection of whatsoever nature by the VENDORS or their predecessors in title or any other person claiming through or under the VENDORS or any person whomsoever.

14. The VENDORS agree and render themselves liable to pay all the outgoings in respect of local and corporation taxes, and any other claims/dues in respect of the **SAID PROPERTY**, if any, prior to the date of execution of these presents and shall keep the interest of the PURCHASER

duly indemnified, held harmless, safe and unaffected in respect of the same.

15. That the VENDORS assure the PURCHASER that there are no arrears of land tax or any other dues under the provisions of the Land Revenue Code or any other dues to the Municipality or any Government or Semi – Government Authority against the **SAID PROPERTY**.

16. The VENDORS hereby gives No Objection to transfer the House Tax, Approvals, Permissions, Consent, Order and such other documents with respect to the **SAID PROPERTY**.

17. The VENDOR covenant with the PURCHASER that, subsequent to the execution of this sale deed, in case any person/entity claims any rights or interest in the **SAID PROPERTY**, then the VENDOR undertakes to settle such claims/demands independently, at their own cost, and without disturbing the possession of the PURCHASER to the **SAID PROPERTY**. The VENDOR further covenant with the PURCHASER that if the PURCHASER loses whole or any portion of the **SAID PROPERTY** to any third party/entity, owing to any defect of title, pursuant to any judgment or order passed by any competent court, then the



VENDOR shall indemnify the PURCHASER towards the same, by refunding the sale consideration paid to them by the PURCHASER without interest.

18. The PURCHASER hereby agree and declare that she has inspected the SAID PROPERTY and all the documents pertaining to the SAID PROPERTY as produced by the VENDORS and is satisfied that the VENDORS have clear and marketable title or have made out clear and marketable title as represented herein.

19. That the **SAID PROPERTY** as described in the Schedule herein underwritten is believed to have been correctly described and if any error or omission in the aforesaid description be subsequently discovered the same shall not annul or invalidate this Deed of Sale and the parties hereto shall have the necessary correction, rectifications or amendments carried out.

20. The parties shall immediately upon the execution hereof, present the Original (duly stamped) copy of these presents for registration at the Office of the Sub-Registrar of Bardez at Mapusa and respectively admit execution hereof in accordance with the Indian Registration Act, 1908. The original registered copy of these presents shall be retained by

the PURCHASER and the duplicate counterpart hereof shall be retained by and be the property of the VENDORS.

21. The VENDORS and the PURCHASER hereby declare that the **SAID PROPERTY** in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the notification No. RD/LAND/LRC/18/77 dated 21/08/1978.
22. The present fair Market value of the **SAID PROPERTY** is **Rs.99,50,000/- (Rupees Ninety Nine Lacs Fifty Thousand only) @ Rs. 9,950/- (Rupees Nine Thousand Nine Hundred and Fifty only) per square meter, and therefore the Stamp duty of Rs.3,98,000/- (Rupees Three Lacs Ninety Eight Thousand only) is affixed hereto @ 4%, which is borne by the PURCHASER.**

SCHEDULE

All that property known The landed property named known as "**CONFREM PEQUERIA**", admeasuring an area of **1000** sq.mts, bearing Survey No.178 Sub Division No.1, within the jurisdiction of Tivim, Village Panchayat of Tivim, Bardez- Goa and bounded as under:-

Towards the North :By property Surveyed under No.177/18;





Towards the South :By property Surveyed under No.178/2;

Towards the East : By Road;

Towards the West : By property Surveyed under No.178/13;

The said Property is delineated in the Red Color in the Plan annexed herewith.

IN WITNESS WHEREOF the VENDORS and the PURCHASERS have signed and executed this **DEED OF SALE** on the date, month and year mentioned hereinabove in the presence of the below mentioned two attesting witnesses.



Signed and delivered by the within named VENDOR NO.1,
MRS.VIJAISHRI GURUDAS NAIK alias VIJAI VINAYAK
FOTTO alias VIJAI VINAYAK FATTO:








[Handwritten signature]






[Handwritten signature]

Signature

Photograph

				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

				
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger

RIGHT HAND FINGER PRINT IMPRESSION

[Handwritten signature] *[Handwritten signature]* *[Handwritten signature]*






Signed and delivered by the within named VENDOR NO.2, **MR. GURUDAS SOMA NAIK** alias **GURUDAS SOMA NAIQUE** for self and as a Power of Attorney Holder for **VENDOR NO.3: MR. SAISHANKAR GURUDAS NAIK:**








Signature



Photograph

				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

				
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger

RIGHT HAND FINGER PRINT IMPRESSION

Signed and Delivered by the within named PURCHASER:
SHRI.MINAL MILIND VENGURLEKAR THROUGH
POA HOLDER VASUNDHARA PUSHKAR
VENGURLEKAR:








Vasundhara








Signature

Photograph

				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

				
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger

RIGHT HAND FINGER PRINT IMPRESSION

Shrik *Vasundhara*

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WITNESSES: -

1.  Adv. S. P. Dixit

2.  Bhaut K. Deylca 









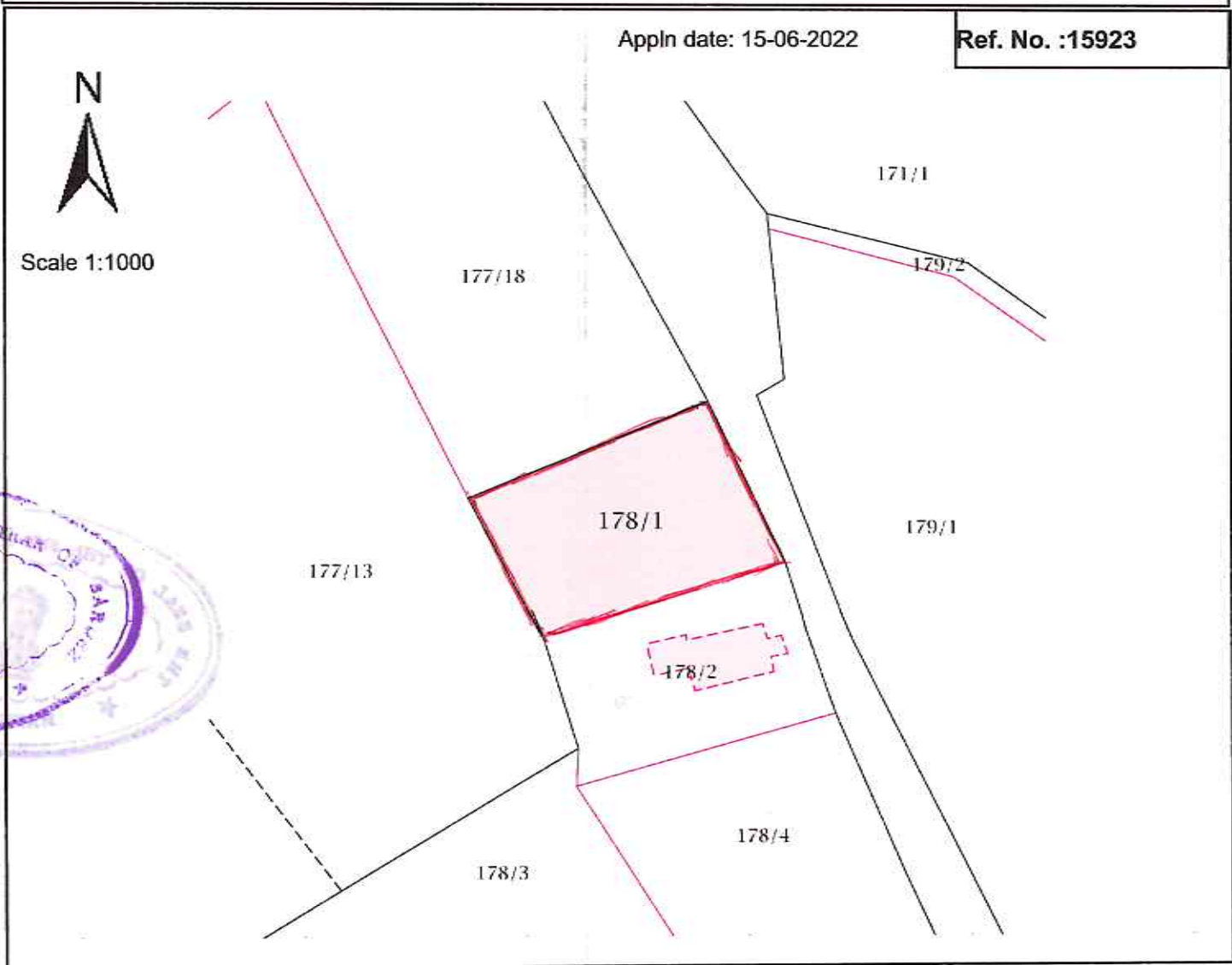
Government Of Goa
Directorate of Settlement and Land records
Plan

Appln date: 15-06-2022

Ref. No. :15923



Scale 1:1000



Taluka Name : BARDEZ
Village Name : Tivim
Survey No. : 178
Subdiv No : 1

[Handwritten signatures]

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**Government of Goa****Document Registration Summary 2**

Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 29-Aug-2022 11:39:02 am

Document Serial Number :- 2022-BRZ-3869

Presented at 11:28:00 am on 29-Aug-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	398000
2	Registration Fee	298500
3	Mutation Fees	1000
4	Processing Fee	2520
Total		700020

Stamp Duty Required :398000/-

Stamp Duty Paid : 398000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Vasundhara Vengurlekar Pushkar Alias Vasundhara Pushkar Vengurlekar ,Father Name:Arun Mahadev Sonar, Age: 36, Marital Status: , Gender:Female, Occupation: Housewife, Address1 - 604 Park Unique Buiding C S Road Near Shaikh Nagar Dahisar East Mumbai, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VIJAISHRI GURUDAS NAIK Alias Vijai Vinayak Fotto Alias Vijay Vinayak Fatto , Father Name:Vinayak Mahadev Fatto, Age: 53, Marital Status: Married , Gender:Female, Occupation: Housewife, 417-3, Perxet Vaddo, Guirim Bardez Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Gurudas Soma Naik ALIAS Gurudas Soma Naique , Father Name:Soma Naik, Age: 62, Marital Status: Married ,Gender:Male,Occupation: Service, 417-3, Perxet Vaddo, Guirim Bardez- Goa, PAN No.: ,			
3	Gurudas Soma Naik Alias Gurudas Soma Naique , Father Name:Soma Naik, Age: 61, Marital Status: ,Gender:Male,Occupation: Service, 417-3, Perxet Vaddo, Guirim Bardez Goa, PAN No.: , as Power Of Attorney Holder for Saishankar Gurudas Naik			
4	Vasundhara Vengurlekar Pushkar Alias Vasundhara Pushkar Vengurlekar , Father Name:Arun Mahadev Sonar, Age: 36, Marital Status: ,Gender:Female,Occupation: Housewife, 604 Park Unique Buiding C S Road Near Shaikh Nagar Dahisar East Mumbai, PAN No.: , as Power Of Attorney Holder for Minal Milind Vengurlekar			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Bharat Kalidas Daujekar, Age: 62, DOB: , Mobile: , Email: , Occupation: Self Employed , Marital status : Married , Address: 403502, Kalidas Daujekar 94/95 Pequeno Poxem Bardez, Kalidas Daujekar 94/95 Pequeno Poxem Bardez, Tivim, Bardez, North Goa, Goa			
2	Name: Siddhesh Ragunath Prabhudesai, Age: 33, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address: 403507, Manik Sunrise Valley Dangui Colony Road Mapusa, Mapusa, Bardez, North Goa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2022-BRZ-3869



Document Serial No:-2022-BRZ-3869

Book :- 1 Document

Registration Number :- **BRZ-1-3746-2022**

Date : 29-Aug-2022


SUB REGISTRAR
BARDEZ

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

Scanned by Chaitali Pednekar, DEO Pednekar