

(Rupees four lakhs twenty eight thousand five hundred Only)

or CITIZEN CREDIT
CO-OP. BANK LTD.


Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVOREM
BARDEZ - GOA - 403521

21727 16898
126935

NON JUDICIAL
AUG 26 2016



2016 Aug 26 16:09

D-5/STPV/C.R./35/34/2011-80

R-0428500/-P87147

INDIA

STAMP DUTY

GOA

Name of Purchaser Amit Talwar

390616



DEED OF SALE

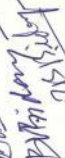
THIS DEED OF SALE is made at Mapusa Goa.












BY:-

(1)(i)(a).-Smt. Aarti Ajit Verekar, aged 67 years, retired, daughter of Pandurang Atma Falari, holding PAN Card no.ABBPV6286B, Aadhar card No.404293553510. Email ID Nil. Phone No.9423058149, and her husband,

(b)-Shri. Ajit Verekar alias Ajit Pandurang Verekar aged 70 years, retired, son of Pandurang Verekar, holding PAN Card no.ABBPV6287A, Aadhar card No.830369269862. Email ID Nil, Phone No.9158601317, both residing at House No.164/f, Namostute, Dangui Colony Mapusa Goa-403507.

(ii)(a).-**Shri. Subhash Vassudeo Xete Tilve**, aged 69 years, son of Vassudev Xete Tilve, in Business, holding PAN Card no.AAYPT5693G, Aadhar card No.533807598202. Email ID Nil, Phone No.9421243134, and his wife,

(b)-Smt.Sunita Subhash Tilve, aged 61 years, in Business, holding PAN Card no.ACPT0627I, Aadhar card No.431883606294. Email ID Nil, Phone No.9158080964, both residing at H.no.358, Takwada Usgaon Ponda Goa 403407.

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Freitag
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Nord 24. Dez.

Freitag
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(b)(i)- Shri Vassudeo Subhash Xete Tilve alias Vassudeo S X Tilve, aged 33 years, son of Shri. Subhash Xete Tilve, in Business, holding PAN Card no.AGJPT5487B, Aadhar card No.285072684402. Email ID vassudeo@gmail.com, Phone No.9922948531, and his wife,

(b)(ii) Smt. Vaishali Vassudeo Xete Tilve alias Vaishali Vassudev Shet Tilve alias Vaishali Arun Verekar, aged 31 years, in Business, holding PAN Card no.AJXPV0023A, Aadhar card No.761471835122. Email ID verekarvaishal@gmail.com, Phone No.9922403537, both residing at House No. 358 takwada Usgaon Ponda Goa 403407,

(c)-**Shri. Dattaraj Subhash Xete Tilve**, aged 30 years, son of Subhash Vassudev Xete Tilve, unmarried, in Service, holding PAN Card no.AACPX8988Q, Aadhar card No.837935698287. Email ID tilvedattaraj@gmail.com, Phone No.9767114427, unmarried, residing at House no. 358, Takwada, usgaon Ponda Goa-403407,

(iii)(a)(i)- **Prajakta Mhapsekar** alias **Prajakta Ravindra Mhapsekar**, aged 61 years, daughter of **Vithal Bidey**, housewife, holding **PAN Card No. BDDPM0844F Aadhar card No.634906474734 Email ID deeps_182003@yahoo.com Phone No02324112494** and her husband,

(ii) **Shri. Ravindra Mhapsekar**, aged 65 years, in Business, son of Yashwant Mhapsekar, holding PAN Card no AJOPM7122L. Aadhar card No.797358633678 Email ID rymhapsekar@gmail.com Phone No.09820949354 both residing at No.1 flat no 9, Gokhale Society Lane near RM Bhatt High School Patel Mumbai 400012.

Barker
Becker
Glick
Vandenberg
Wick
Zuckerman

(b)(i).-Mrudula Vasudev Bhandekar alias Mrudulla Vasudeo Bhandekar, aged 61 years, housewife, daughter of Vitthal Bidye, holding PAN Card no.AACPB1685N, Aadhar card No.241841497998. Email ID mrudulabhandekar@yahoo.com, Phone No.02224453092, and her husband,

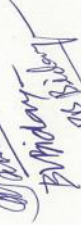
(ii)Shri. Vasudev Bhandekar alias Vasudeo Gangaram Bhandekar, aged 69 years, in Business, son of Gangaram Vassudeo Bhandekar, holding PAN Card no AAAPB8157D, Aadhar card No.292298543183. Email ID mrudulabhandekar@yahoo.com, Phone No. 02224453092, both residing at 401, Nagree terraces Soonawala Agyari marg, Mahim West Mumbai 400016;

(C)(i).-Shri. Balkrishna Vitthal Bidye alias Balkrishna Bidaye, aged 56 years, in Business, holding PAN Card No.ABZPB2465J, Passport No.K7962535. Email ID balkrishnabidaye@gmail.com, Phone No.+971558715392 son of Vitthal Bidye and his wife,

(ii).-Smt. Purna Balkrishna Bidaya alias Prerna Balkrishna Bidaye, aged 53 years, housewife, holding PAN Card No.APQPB8773G, Aadhar card No 66337831455, passport No.K7534214, Email ID balkrishnabidaye@gmail.com, Phone No.+971508715392, both residing at Balkrishna sadan 1st floor, Gokhale Road Dadar west Mumbai 28, hereinafter called the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof include his heirs, successors, and legal representatives and assigns)as party of the **FIRST PART; IN FAVOUR OF;**









(2)(i).-Smt. Shivani Wadhwa, aged about 35 years, Housewife, wife of Shri. Kamal Kumar Wadhwa, holding PAN Card no. AAXPW8998E, Aadhar card No. 954673167382. Email ID garimawadhwa18@gmail.com, Phone No.09711640352, residing at H. No 162B, sector-31 Faridabad-Haryana-India, Pin 121006.

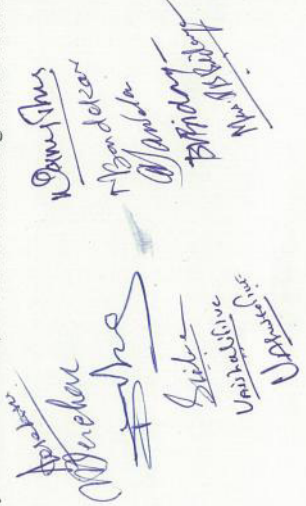
(ii).-Shri. Sanjay Bakshi, aged about 45 years, in business, son of Shri.Som Prakash Bakshi, married, holding PAN Card no. AEIPB3838D, Aadhar card No. 880247800849. Email ID sanjay_impulse@mail.com, Phone No.09810490030, residing at B - 81, Second floor, Sarvodya Enclave, Delhi-110017.

(iii).-Shri. Amit Talwar, aged about 45 years, in Business, son of Shri.Satish Kumar Talwar, married, holding PAN Card no. ABHPT1250H, Aadhar card No. 946777466602. Email ID atalwar90@gmail.com, Phone No.09810278214, residing at 14A, Tower -3, Central Park-2, Sohna Road, Gurgaon-Haryana-India, Pin-122103, hereinafter called the "PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof include their heirs, successors, and legal representatives and assigns) as party of the

SECOND PART.

All Indian Nationals

The Vendor at Sr.no.(1)(iii)(a)(i) and (ii) are herein represented by their attorney the Vendor at Sr.No.(1)(iii)(b)(i) as constituted vide General Power of Attorney dated 29th August 2016 executed before Notary Prakash H.Dooa, of Mumbai under Registration no.553/V.


Sanjay Bakshi
Amit Talwar
Prakash H.Dooa

WHEREAS there exists a property admeasuring 1300m2 bearing Survey No.442/2 of Village Calangute identified as DONGAR PUR situated at Calangute, within the limits of Village Panchayat Calangute, Taluka and Registration Sub District of Bardez, District of North Goa in the State of Goa hereinafter referred to as the SAID PROPERTY.

WHEREAS the SAID PROPERTY belonged to the Vendors hereto as having inherited the same for Pandurang Atma Fulari and his wife.

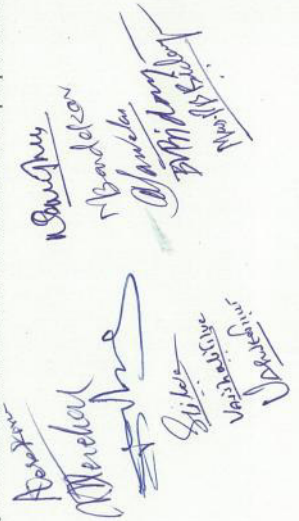
WHEREAS the Vendors have represented to the Purchaser that the SAID PROPERTY is fully in Settlement Zone.

WHEREAS the Vendors have represented to be the sole Owners in possession of the SAID PROPERTY and have offered to sell the same to Purchaser for a total consideration of Rs.95,00,000/-(Rupees Ninety Five lacks only).

WHEREAS at the offer of the Vendor, the Purchaser has agreed to purchase the SAID PROPERTY for a total consideration of Rs. 95,00,000/- (Rupees Ninety Five lacks only) on the terms and conditions detailed hereinunder:-

NOW THIS INDENTURE WITNESSETH:-

1.- That in consideration of the lumpsum amount of Rs. 95,00,000/- (Rupees Ninety Five lacks only) out of which Rs.95,000/- (Ninety Five Thousand only) is paid towards TDS tax and the balance amount of Rs.94,05,000/- (Rupees Ninety Four Lakhs five thousand only) is paid by the Purchaser to the Owners/Vendors in the proportionate fo

[illegible]

quietly and peacefully possess and enjoy SAID PROPERTY and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the Owners/Vendors or any person or persons lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the Owners/Vendors or any person or persons lawfully or equitably claiming any estate or interest in the SAID PROEPRTY or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the Purchasers/Developers do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the SAID PROPERTY UNTO AND TO THE USE OF THE PURCHASERS/DEVELOPERS in the manner aforesaid as shall or may be reasonably required.

2.- The Owners/Vendors have today put the Purchasers/Developers in unconditional exclusive and absolute peaceful vacant possession of the SAID PROPERTY to be held by the Purchasers/Developers forever without any harm and/or hindrance from the Owners/Vendors and/or any person claiming through and/or on account of the Owners/Vendors and the Owners /Vendors do hereby indemnify the Purchasers/Developers against all/any such claims of heirship or otherwise if made shall be settled by the Owners/Vendors alone at their cost without disturbing the possession of the Purchasers/Developers.

[Handwritten signatures and names]
Purchasers/Developers
Owners/Vendors

4.- The Owners/Vendors hereby covenant with the Purchasers/Developers as under:-

(b) That the title of the Owners/Vendors to the SAID PROPERTY is clear, valid and marketable and is subsisting and the Owners/Vendors are lawfully entitled to sell and alienate the same.

[illegible]

(c) That the has not created any third Party rights and/or encumbrances upon and to the said property nor is the said property the subject matter of any lis-pendent or any execution proceedings under any Judicial order nor is there any notice of Land Acquisition issued against the said property and not that there are any dues, taxes and cess payable against the SAID PROPERTY which can be recovered as the Owners/Vendors of Land Revenue.

(d) That the SAID PROPERTY hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchasers/Developers peacefully and quietly without any claim or demand whatsoever from the Owners/Vendors and/or any other person whomsoever.

5.- The Owners/Vendors do hereby give their exclusive consent and no objection to the Purchasers/Developers to get Mutation Proceedings conducted in the Survey Record of Rights and get the name of the Purchasers/Developers recorded in the Form I & XIV under the Provisions of Land Revenue Code.

6.- The Owners/Vendors declare that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribe.

7.- The market value of the SAID PROPERTY is Rs. 95,00,000/- (Rupees Ninety Five lacks only) and as such Stamp duty of Rs.4,28,500/- is affixed hereto which is borne by the Purchasers/Developers.













SCHEDULE

All part and parcel of land admeasuring 1300m2 bearing sy.no.442/2 of Village Calangute, identified as "DONGAR PUR" situated at Calangute, within the limits of Village Panchayat of Calangute, Taluka and Registration Sub District of Bardez, District of North Goa in the State of Goa; which Property is described in the office of Land Registrar Bardez under no.12187 at folio 3 of Book B-32 New.

The said plot is bounded as under:-

Towards the North:- Sy.no.466/6 and 7 of Calangute.

Towards the South :-Sy.no.443/1 and 2 of Calangute.

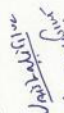
Towards the East :- Sy.no.442/3 and 8 and Sy.no.443/2 of Calangute.

Towards the West:-Sy.no.442/1 and 443/1 of Calangute.

IN WITNESS WHEREOF this DEED OF SALE is signed at Mapusa-Goa on 26th day of August, 2016 in the presence of witnesses.















Ajit Verekar

Shri. Ajit Verekar

alias Ajit Pandurang Verekar



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Ajit Verekar
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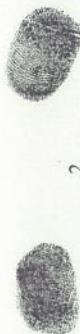
Ajit Verekar



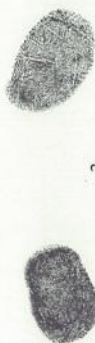
Shri. Subhash Vassudeo Xete Tilve



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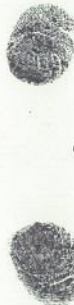
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Smt.Sunita Subhash Tilve



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Verificatie



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Shri. Balkrishna Vitthal Bidye
alias Balkrishna Bidaye

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Barney

Appendix

Monday to Friday

19/11/2019

Signature: _____

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Mrs. P. S. Sibley

Robert M. Anderson
 10/10/1981

Signature

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Mbande

Mrudula Vasudev Bandekar
alias Mrudulla Vasudeo Bandekar
for self and Attorney for
Prajakta Mhapsekar
alias Prajakta Ravindra Mhapsekar
AND
Ravindra Mhapsekar



1. _____

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Bandekar

Mhapsekar

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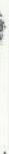
Vasudeo

Arden

Shri. Vasudev Bhandekar
alias Vasudeo Gangaram Bhandekar
VENDORS



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5.   5.  

IN THE PRESENCE OF:-

1. ~~Dr~~ Aut Talwar S/o Sh. S. K. Talwar 14A Tower Central
Pak-B Gurgaon.

2. ~~Kama L~~ WADHWAIT SLOSH A-K. WADHWAIT RES at FOODS ^{S&B}

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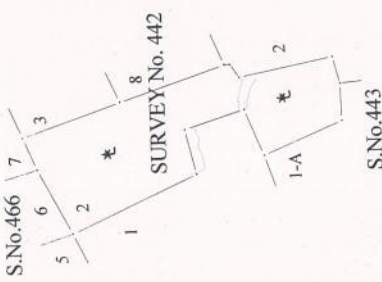
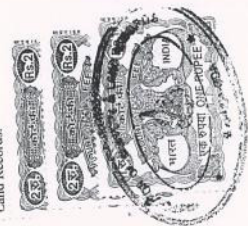
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Plan Showing plots situated at
Village : CALANGUTE
Taluka : BARDEZ
Survey No./Subdivision No. : 442/ 2
Scale : 1 : 1000



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Bender
Mundela
Mankar
Vaishnave
Briday
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Bender

Handwritten signature:
(ANAND V. VALANKAR)
Inspector of Survey &
Land Records.



Handwritten: True copy
N. R. AROLKAR
Asstt. Director of Transport
Govt. of Goa

Generated By : Vrushali Arolkar (D' Man Gr. II)
On : 03-03-2016

Compared By : *Handwritten signature*



FORM I & XIV

नमूना नं १ व १४

Date: 05/01/2015

Page 1 of 1

Taluka	BARDEZ	Survey No.	442
Village	Calangute	Sub Div. No.	2
Name of the Field	Dongar Pur	Tenure	मत्ता प्रसार

Cultivable Area (Ha/Ars Sq. Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
0000.00.00	0000.13.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.13.00

Uncultivable Area (Ha/Ars Sq. Mtrs) नाणिक क्षेत्र (हे. आर. चौ. मी.)

Class (a)	Class (b)	Total Un-Cultivable Area
बर्ग (वर्ग मी.)	वर्ग (वर्ग मी.)	एकूण नाणिक जागील
0000.00.00	0000.00.00	0000.00.00

Assessment : Rs. 0.00 For Rs. 0.00 Predial Rs. 0.00 Rent Rs. 0.00

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
1	Pandurang Alma Fallani			शेरा

S.No.	Name of the Tenant	Khata No.	Mutation No.	Remarks
1				शेरा

Other Rights इतर हक्क
Name of Person holding rights and nature of rights: इतर हक्क धारक व्यक्ती-नाचे नाव व हक्क प्रकृत

Details of Cropped Area पिकावालील क्षेत्राचा वापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Unirrigated	Land not Available for Cultivation	Source of Irrigation	Remarks

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.

OFFICER IN CHARGE
LAND RECORDS
VIDE GOVERNMENT ORDER
DATED 22/10/2001
P. H. X. Inform Private Limited
Pune, Maharashtra

25



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 31-08-2016 11:15:13 AM

Document Serial Number : 3906

Presented at 10:38:00 AM on 31-08-2016 in the office of the Sub-Registrar (Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	332500.00
2	Processing Fees	1050.00
	Total :	333550.00

Stamp Duty Required: 427500.00 Stamp Duty Paid: 428500.00

Ajit Verekar @ Ajit Pandurang Verekar presenter

Name	Photo	Thumb Impression	Signature
Ajit Verekar @ Ajit Pandurang Verekar S/o Pandurang Verekar , Married Indian, age 70 Years, retired, r/o no 164/1, Hamosiute, Dargul Colony Mapusa Bardez Goa 403507.			

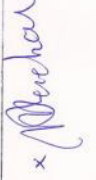
Endorsements

Executant

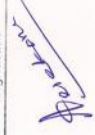
1. Mrudula Vasudev Bandekar @ Mrudula Vasudev Bandekar, D/o Vithal Bide, Married, Indian, age 61
Years, House-Wife, r/o 401, Nagree Terraces Soonawala Agyari Marg, Mahim west Mumbai 400016. For Self as
POA holder for Vendor Prajakt & Ravindra . dated 29.8.2016, executed before Notary Prakash H Dora of
Mumbai under reg no 553/V.

Photo	Thumb Impression	Signature

2. Ajit Verekar @ Ajit Pandurang Verekar, S/o Pandurang Verekar, Married, Indian, age 70 Years, retired, r/oH.no 164/f, Namostute, Dangui Colony Mapusa Bardez Goa 403507.

Photo	Thumb Impression	Signature
		

3. Aarti Ajit Verekar, D/o Pandurang Atma Falari, Married, Indian, age 67 Years, retired, r/oH.no 164/f, Namostute, Dangui Colony Mapusa Bardez Goa 403507.

Photo	Thumb Impression	Signature
		

4. Subhash Vassudeo Xete Tilve, S/o Vassudev Xete Tilve, Married, Indian, age 69 Years, Business, r/oH.no 358, Takwada, Usgaon Ponda Goa 403407.

Photo	Thumb Impression	Signature
		

5. Sunita Subhash Tilve, W/o Subhash Tilve, Married, Indian, age 61 Years, Business, r/oH.no 358, Takwada, Usgaon Ponda Goa 403407.

Photo	Thumb Impression	Signature
		

6. Vassudeo Subhash Xete Tilve @ Vassudeo S.X. Tilve, S/o Subhash Tilve, Married, Indian, age 33 Years, Business, r/oH.no 358, Takwada, Usgaon Ponda Goa 403407.

Photo	Thumb Impression	Signature
		

7. Vaishali Vassudeo Xete Tilve @ Vaishali Vassudev Shet Tilve @ Vaishali Arun Verekar, W/o Vasudeo Tilve, Married, Indian, age 31 Years, Business, r/o H.no 358, Takwada, Usgaon Ponda Goa 403407.

Photo	Thumb Impression	Signature
		

8. Dattaraj Subhash Xete Tilve, S/o Subhash Tilve, UnMarried, Indian, age 30 Years, Service, r/o H.no 358, Takwada, Usgaon Ponda Goa 403407.

Photo	Thumb Impression	Signature
		

9. Vasudev Bhandekar @ Vasudeo Gangaram Bhandekar, S/o Gangaram Vassudeo Bhandekar, Married, Indian, age 69 Years, Business, r/o 401, Nagree Terraces Soonawala Agyari Marg, Mahim west Mumbai 400016.

Photo	Thumb Impression	Signature
		

10. Balkrishna Vitthal Bidye @ Balkrishna Bidaye, S/o Vittal Bidye, Married, Indian, age 56 Years, Business, r/o Balkrishna Sadan, 1st floor Gokhale road, Dadar west Mumbai 28.

Photo	Thumb Impression	Signature
		

11. Priana Balkrishna Bidaya @ Prerana Balkrishna Bidaye, W/o Balkrishna Bidaye, Married, Indian, age 53 Years, House-Wife, r/o Balkrishna Sadan, 1st floor Gokhale road, Dadar west Mumbai 28

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Shradha Poduval, W/o Kiran Poduval, Married, Indian, age 43 Years, Advocate, r/o H.no 35 Sagar Society, Dona Paula Goa	

Scanned By:-



Signature:- *[Handwritten Signature]*

Designed and Developed by C-DAC, ACTS, Pune



Book-1 Document
Registration Number BRZ-BK1-03818-2016
CD Number BRZD782 on
Date 31-08-2016

Sub-Registrar (Bardez)

Scanned By:- *Sadane*

Signature:- *Ypo*

Designed and Developed by C-DAC, ACTS, Pune



CERTIFICATE OF TITLE

I.- DESCRIPTION OF THE PROPERTY.

All part and parcel of land admeasuring 1300m2 bearing sy.no.442/2 of Village Calangute, identified as DONGAR PUR situated at Calangute, within the limits of Village Panchayat of Calangute, Taluka and Registration Sub District of Bardez, District of North Goa in the State of Goa; which Property is described in the office of Land Registrar Bardez under no.12187 at folio 3 of Book B-32 New.

The said plot is bounded as under:-

Towards the North:- Sy.no.466/6 and 7 of Calangute.

Towards the South :-Sy.no.443/1 and 2 of Calangute.

Towards the East :- Sy.no.442/3 and 8 and Sy.no.443/2 of Calangute.

Towards the West :- Sy.no.442/6 and 443/1 of Calangute.

II.- Description of the Documents Scrutinised

 I have examined the following documents which are valid as per existing laws:-

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- (i) Certificates of Description and Inscription from Land Registrar Bardez.
- (ii) Form I and XIV concerning Sy.no.442/2 of Village Calangute.
- (iii) Deed dated 21-12-1946 drawn at folio 53 (R) of book 465 in the Office of Notary Guilherme Lobo.
- (iv) Extract of Inv. Pro.159/2014/B in the Court of Civil Judge Senior Division Mapusa.
- (v) Nil Encumbrance Certificate no.521/2016 dated 25-2-2016 from the Sub-Registrar Bardez confirming that there is no registered Charge on the said Property from 25-3-2014 to 25-2-2016.
- (vi) Survey Plan.

III.-OFFICES SEARCHED

I have given searches in the Offices of Land-Registrar/Sub-Registrar Bardez, Court of Civil Judge Bardez.

IV.- FLOW OF TITLE.

On perusal of the abovelisted documents and on giving searches in the relevant Offices I confirm that on 12-2-1947 the said property stands

Smt.

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inscribed in favour of Panduronga Atma Folari under no.34448 of book G-38 as having purchased the same under a Deed dated 21-12-1946 drawn in the Office of Notary Guilherme Lobo.

The said Panduronga Atma Folari died on 25-6-1983 and his widow Dwarkabai died on 29-12-2009 both being survived by their following children:-

- (i)-Arti married to Ajit Verekar
- (ii)Sulakshana married to Subhash Tilve who died being survived by her widower Subhash Tilve and her sons (a) Vassudev Subhash Tilve, (b) Dattaraj Subhash Tilve
- (iii)Rukmin married to Vithal Bidye; both expired being survived by their following childrens:-
 - (a)Prajakta married to Ravindra Mhapsekar
 - (b)Mrudula married to Vasudev Bandekar
 - (c)Balkrishna Bidye.

By consent terms filed on 6-4-2015 and confirmed by the Order of Homologation in the Inv. Pro.159/2014/B in the Court of Civil Judge Senior Division on the demise of the said Panduronga Atma Folari and his wife Dwarkabai the said property was held as under:-

- (i)Arti Ajit Verekar 45% i.e. 585m2
- (ii)Subhash Tilve and
 others 27.50% i.e. 357.50m2

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(iii) Prajakta Ravindra

Mhapsekar And others 27.50% i.e. 357.50m2

V.- OPINION

In the light of the above I confirm that (i) Smt. Arti with Ajit Verekar; (ii) Shri Subhash Tilve with Vassudev Subhash Tilve, and Dattaraj Subhash Tilve and (iii) (a) Prajakta with Ravindra Mhapsekar; (b) Mrudula with Vasudev Bandekar and (c) Balkrishna Bidye with his wife all have and hold clear, absolute and marketable title to the said property in their respective shares.


Panaji, 28-07-2016.


Adv. S.S. Naik