

TRUE COPY

भारतीय गैर न्यायिक



पचास
रुपये
₹. 50

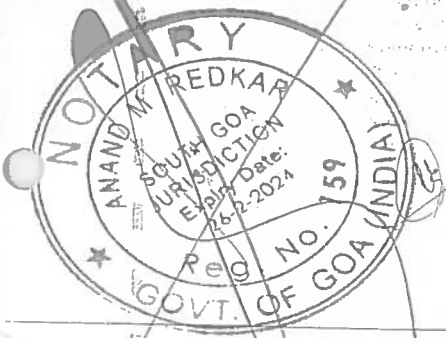
FIFTY
RUPEES
RS. 50

INDIA NON JUDICIAL

गोवा GOA

B 657782

No. _____
 Date: _____
 Place of Vendor: Margao Date: 18/3/2020
 Paper ₹ _____
 Residence: _____
 Transacting parties: _____
 Stamp paper for the completion of the value are along with



Government of Goa
OFFICE OF THE CIVIL REGISTRAR CUM SUB REGISTRAR & NOTARY
EX-OFFICIO, SALCETE (Margao-Goa)

CERTIFICATE

Certified that this is the true Xerox copy of Deed of sale dated 28/9/1994 duly registered in this office under Reg. No. 2568 pages 1 to B3 Vol. No. 42 dated 28/9/1994

Receipt No. 84/5
Place: Salcete, Margao-Goa
Dated: 08/07/2020

Suraj R Vernekar

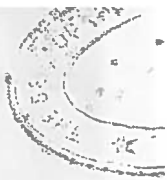
SURAJ R. VERNEKAR
Civil Registrar-cum Sub Registrar, Salcete
Margao-Goa

Civil Registrar
-Cum-
Sub Registrar



Narender P. Patil
Agrium Margao

TRUE COPY





4000 रु

R 5000

पाच हजार रुपये FIVE THOUSAND RUPEES

1

Copy No. 2016 of Book
No. 1 Containing 15 Sheets

Civil Registrar
-Cum-
Sub Registrar
Salcete

Reg No. 2568

SUB-REGISTRAR
MARGAO

Serial No. 2016
Presented at the Office of the
Sub-Registrar
Salcete
and 3.30 on 26.10.19.

Received fees for: Rs..... Ps.....
Registration Fee 2050-00
Stamp Duty 60-00
Postage 3-00
Total Rs. 2113-00

sd/- Narendra M Patel
sd/- P. M. Pereira
SUB-REGISTRAR
MARGAO

sd/- P. M. Pereira
SUB-REGISTRAR
MARGAO



DEED OF SALE

THIS DEED OF SALE IS MADE AND EXECUTED AT
Narendra M. Patel Patel

Prasanna Coultura
Bantaru Perum

Handwritten notes in Marathi at the top of the page.



Small handwritten marks or initials.

-2

MARGAO-

On this 19th day of the month of September
of the year one thousand nine hundred ninety
four-

BETWEEN:-

1- SMT SATEAVATI DAMODAR BANDIWADKER, widow
of Damodar Narayan Bandiwadker, aged 62 years

Navendra M. Patel

Patel

Prady Conlento E
Banban Penum R



Copy of ...
No. 1 Cont. ... 15 ... sheets

SUB REGISTRAR
MARGAO

Civil Registrar
-Cam-
Sub Registrar
Salcete



-5-
All hereinafter called collectively for brevity's sake THE VENDORS (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, legal representatives, administrators, executors and assigns) OF THE FIRST PARTY-

Narendra M. Patel

Patel

Does of Content
Bansari Puri

[Signature]

6

7-7

16-1-94

Serial No. _____ Place of issue: MARGAO, DCC _____
 Value of stamp _____
 Name of Purchaser _____
 Residence _____
 Purpose: *sale*

Pradeep S. S. Lele

As there is no other stamp for the value of
 Rs. *1000/-* and the stamp is valid for the
 completion of the sale, it is cancelled along with.

Pradeep S. S. Lele
 Signature of the Purchaser

6

-6

AND

8- SHRI NARENDRA MAFALTLAL PATEL, son of Mafat-
 lal Purshottandas Patel, major, married, busi-
 nessman, residing at House no 139, Aquem Alto,
 Margao, Salcete, Goa,

Hereinafter called for brevity's sake THE

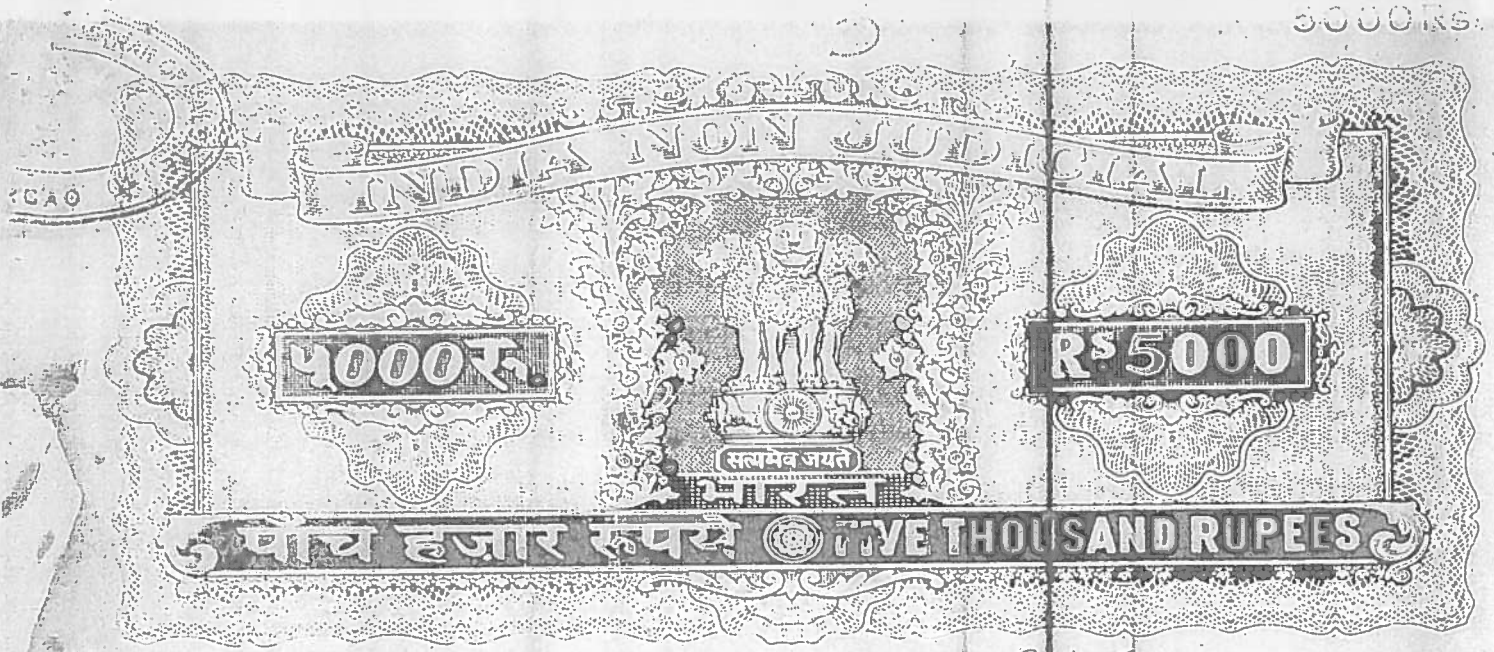
Narendra M. Patel

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Barbani Kinnari



3000RS.



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SUB REGISTRAR
MUMBAI

Civil Registrar
Cum
Sub Registrar
Salcete



-3

housewife,

2- SHRI PREMANANDA DAMODAR BANDIWADEKER, son of Damodar Narayan Bandiwadeker, aged 43 years, married, landlord, and his wife

3- SMT PUNAM PREMANANDA BANDIWADEKER, aged 26 years, housewife,

4- SHRI SURESH DAMODAR BANDIWADEKER, son of Damodar Narayan Bandiwaderker, aged 46 years, married Narendra-M. Patel Patel

Prasanna Contine
Bourkane Pravin 31

4

Handwritten notes and signatures at the top of the page, including a signature that appears to be 'S. S. Patil'.



-4-

landlord, and his wife,

5- SMT LAXIMIM SURESH BANDIWADEKER, aged 35 years housewife,

6- SHRI BHARAT DAMODAR BANDIWADEKER, son of Damodar Narayan Bandiwadeker, aged 32 years, married, landlord and his wife,

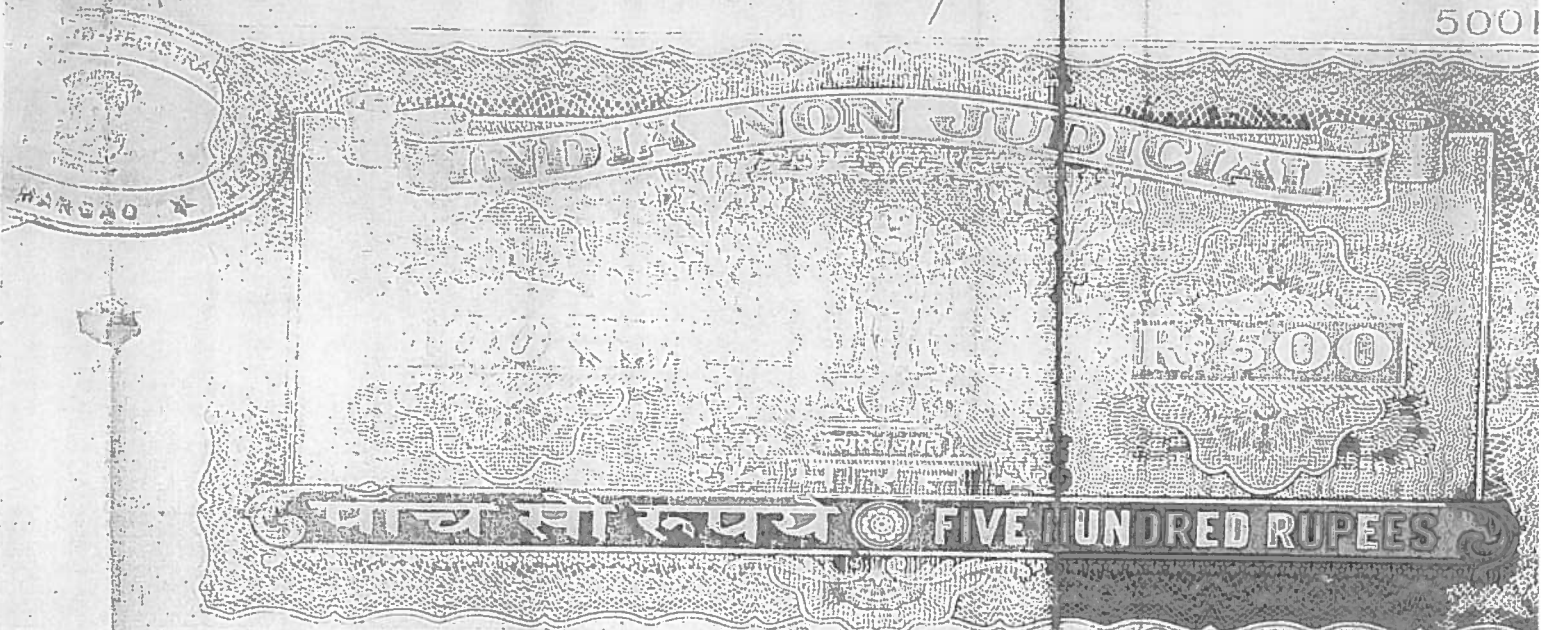
7- SMT RESHMA BHARAT BANDIWADEKER, aged 25 years, housewife, all residing at House no 162- Aquem Alto Margao, Salcete Goa-

Narendra M. Patel

(Patel)

Handwritten signatures and names at the bottom of the page, including 'Roshay' and 'Barbara'.





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No. 1. Cont...

205 of Book
15 Sheets

REGISTRAR
MARGAO

Civil Registrar
-Cum-
Sub-Registrar
Salcete

NOTARY
D. M. REDKAR
SOUTH GOA
IRIBDICION
Expiry Date
26-2-2021
NO. 15
GOA (INDIA)

-7

PURCHASER (which expression shall unless re-
pugnant to the context or meaning thereof be
deemed to include his heirs, successors, legal
representatives, administrators, executors and
assigns) OF THE SECOND PARTY-

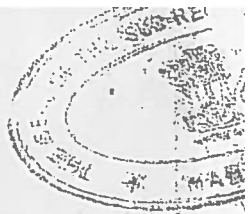
All the persons of the above said
parties are Indian Nationals-

Narendra. M. Patel

Male

Prady Couderk
Rabban Rana

8



739 16-9-94

Serial No. Place of vend. MARGAO DIST

Value of Stamp Paper Rs 100/-

Name of purchaser S. Priya

Residence Margao Name of Father S. Sankar

Purpose *with* Transaction *part of*

As there is no one sheet paper for the value of Rs 1000/- additional stamp paper for the completion of the value is attached alongwith.

S. S. Registrar of Stamp Paper
S. S. Priya Signature of Purchaser

b

-8

WHEREAS DAMODAR NARAYAN BANDIWADEKER, in the status of married to Sateavati Damodar Bandiwadeker, by deed of sale executed on 28th May 1969, duly registered in the Office of the Sub Registrar of Salcete at Margao, under no518 at pages 61 to 68 of Book no1 Vol no42 on 10th June 1969, had purchased from the original

Navendra - M - Patel Patel

Pressy Contants
Banker Ramji





Copy of document No. 1 dated 20/6/15 of Book 15 of Series

Civil Registrar
-Cum-
Sub Registrar
Salcete

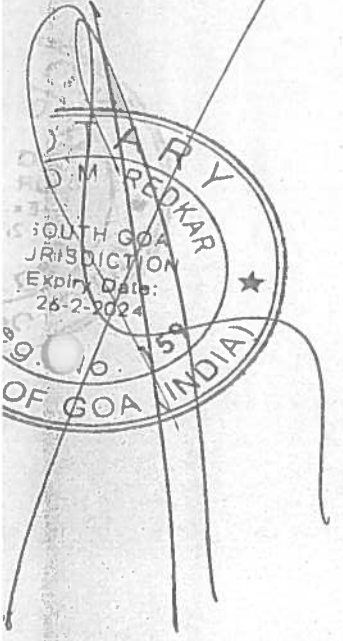
-9

owners a property known as TELCEIRO LANCO DE COTOCAMOLA (SEXTO LOTE), situated at Mandopa of Navelim, of Sub District of Salcete, District of Goa, described in the Land Registration Office of the Judicial Division of Salcete under no 46002 new series, and enrolled in matriz under no881 and bounded on the east by municipal road.

Narendra. M. Patel

Natel

Rosy Cantinho
Barbara Pereira



STARY
D M REDKAR
SOUTH GOA
JURISDICTION
Expiry Date:
26-2-2024
19. 10. 15
OF GOA (INDIA)

10

749

16-1-94

Serial No

sale

N. M. Patel
Patel

1000

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on the west by the property of the same name
(lote no14) reserved for public utility, on the
north by the property of the same name (lote
no7) of Ramanath Raicar and on the south by
the property of the same name (lote no5) of
Bricio Francisco Antolio Pereira-

Narendra M. Patel *Patel*

Prady Coulter
Barbara Pereira



INDIA NON JUDICIAL

500

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पाँच सौ रुपये

FIVE HUNDRED RUPEES

Copy of Book
containing 15 sheets

Civil Registrar
-Cum-
Sub Registrar
Salcete

11

WHEREAS the said DAMODAR NARAYAN BANDI-
WADEKER died on 13/2/81 in the Hospicio Hos-
pital Margao, and upon his death a deed of
succession is executed on 7th September 1994
drawn by the Notary public ex officio of
Salcete at Margao, Paixao Manuel Pereira, at
page 7 onwards of book of deeds no 1362, by

Narendra M. Padel

Padel

Procy Courent
Barbaram Padel

3/2



12

749

16-9-94

Serial No. _____
 Value of _____
 Name of _____
 Res. _____
 Purpose _____

✓ 500/-
 P. Patel
 [Signature]

As there is no stamp of the value of _____
 is _____ stamp paper for the
 completion of the vend is attached alongwith.

[Signature] for _____
 Signature of purchaser
 [Signature]

12

12

virtue of which The First Vendor above named
 has been declared as moiety sharer of the
 said deceased Damodar Narayan Bandiwadeker,
 and as his sole and universal heirs the Vendors
 at serial no2,4, and 6 who are married with
 the Vendors no3,5 and 7 respectively- Thus
 all the above mentioned VENDORS are now the

Marendra. M. Patel [Signature]

[Signature]
 Babbar Penam 12/9/2



500RS



18

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Civil Registrar
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Sub Registrar
Salcete

SUB-REGISTRAR
MARAY

13

lawful owners and possessors of the said pro-
perty which is more fully described in THE
SCHEDULE below mentioned-

WHEREAS THE VENDORS nos, 3, 4, 5, 6 and 7
are hereby represented by their lawful attor-
ney THE VENDOR no2, constituted by power of
attorney executed on 3rd August 1994, duly

Narendra m. Patel

Date 1

Processy Content
Barbara P... 3p



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530 | 46-9-94

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[Signature]

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KML

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[Signature]

14

attested by the Notary Salcete, Francisco Monte
 da Silva Miranda, on the same date, true copy of
 which also attested is tendered alongwith
 this document in order to be filed in the
 Office of the Sub Registrar of Salcete at Mar-
 gao, for all legal purposes.

WHEREAS it is agreed between the parties

Narendra M. Patel

[Signature]

Prady Coulter

[Signature]

Barbara P...

[Signature]





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CIVIL REGISTRAR
 SALCETE

Civil Registrar
 -Cum-
 Sub Registrar
 Salcete

15

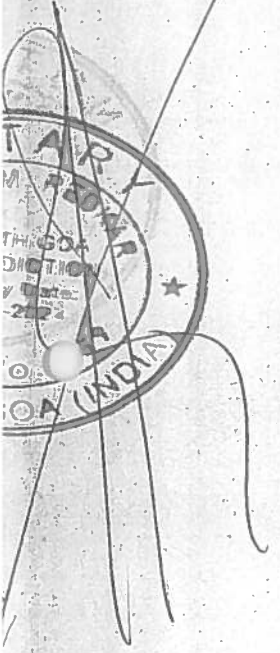
hereto that THE VENDORS shall sell to THE PURCHASER the property more fully described in THE SCHEDULE below mentioned at the total price of Rs.2,00,000/ (Rupees two lakhs only) free from all encumbrances, charges, liens whatsoever and THE PURCHASER is willing to purchase the same at the aforementioned price which is its

Narendra M. Patel

Natei

Bobby Condon

Barbara P... r/p



SECRET 760
 RECEIVED DATE 16-9-94
 Name: Priyell
 Signature: [Handwritten Signature]
 Date: 10/01-
 [Handwritten initials]



16

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16

fair market value in the said locality-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS;-

1- That in pursuance of the said agreement and in consideration that THE PURCHASER has paid to THE VENDORS the total amount of selling

Narendra M. Patel Patel

[Handwritten Signature] [Handwritten Signature]
 Babbar Premi 13/1





18
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No. 1 Cont...

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Sub Registrar
Salcete

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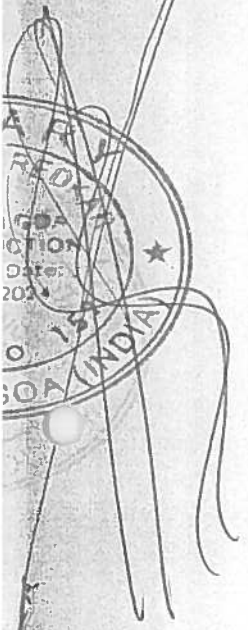
price of Rs.2,00,000/ (Rupees two lakhs only)
the receipt whereof, THE VENDORS do hereby ad-
mit and acknowledge as having received and for
the same and every part thereof, acquit, release
and discharge THE PURCHASER, giving to him
full acquittance of the amount received for
all legal purposes, the said VENDORS as lawful

Narendra M. Patel

Patel

Bressy Coulters
Barbara Renu

[Signature]



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sale

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owners and possessors of THE PROPERTY more fully described in THE SCHEDULE below mentioned, do hereby sell, convey, transfer, grant, assign, assure and confirm unto and to THE USE of THE PURCHASER the said property, and they THE VENDORS have transferred in favour of THE PURCHASER all the domain, right, title, interest, action, possession and appurtenances whatsoever, along-

Narendra M. Patel

Patel

Prady Coulter

Barbara Penner





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Sub Registrar
Salcete

SUB-REGISTRAR
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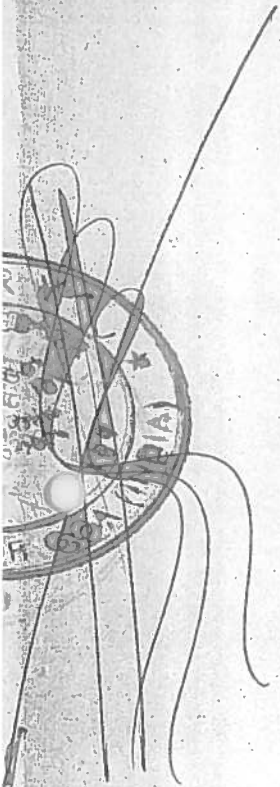
19

with all paths, passages, access, easements,
privileges, benefits, advantages, and all and
whatever existing in the said property, TO
HAVE, TO HOLD, TO USE and TO ENJOY the same
by THE PURCHASER, his heirs, successors, legal
representatives, administrators, executors
and assigns absolutely and forever, free from

Narendra-m. Patel

Nadel

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Barbara P...
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Serial No.

16-9-44

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all encumbrances, charges, liens whatsoever in the manner aforesaid-

2- THE VENDORS covenant with THE PURCHASER as follows-

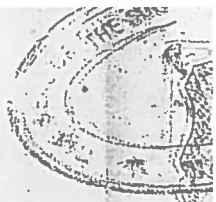
1- That THE VENDORS have good, right, full power and absolute authority to sell the said property in the manner aforesaid-

Narendra-m Patel

N Patel

Prady Cont...

Barbara Penni





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Copy of ... 20th 6th of ...
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SUBREGISTRAR
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ii- THE VENDORS have good, clear, legal, marketable
and subsisting title over the property hereby
sold-

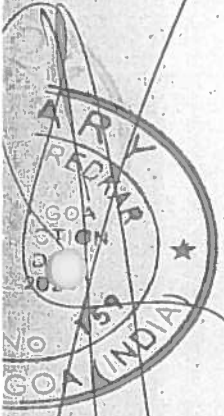
iii- That the property hereby sold is free
from all encumbrances, charges, liens whatsoever
and that THE VENDORS have not done anything
whereby the said property may be subject to

Narendra M. Patel

Patel

Presy. Council

Bahadur ...



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any attachment or lien of any Court or person
whomsoever-

3- THE PURCHASER may hereafter peaceably and
quietly possess, hold, use and enjoy the said
property as his own property without any
interruption or disturbance, claim or demand
on the part of THE VENDORS or on the part

Narendra m. Patel

Patel

Prady Coulter

Barbara Perini





23

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Salcete

SUB-REGISTRAR
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of any person/persons claiming through or under them-

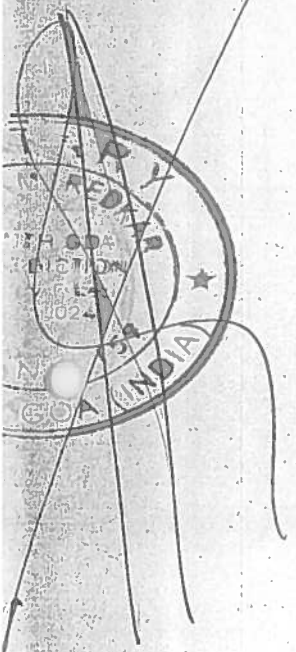
4- That The said VENDORS have for consideration aforementioned agreed to compensate THE PURCHASER for all costs and expenses incurred by him in case there should be found any defect in title of The Vendors

Narendra M. Patel

(Patel)

Pressy Cont. to

Bombay Press



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V.S

Prithvi
G.S. Pradhan

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to the property hereby sold or in case the
PURCHASER should be deprived of the possession
of the said property by virtue of any act
of the Vendors or their heirs or assigns or
successors in interest, or by any other
person claiming title or interest in the
property hereby sold.

Narendra. M. Patel

Patel

Bressy Contents
Berkon Penne



500Rs.



Copy of document 25
 Civil Registrar
 Sub Registrar
 Salcete

Civil Registrar
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 Sub Registrar
 Salcete

25

5- THE VENDORS finally covenant that they shall at the request and cost of THE PURCHASER do or execute or cause to be done or executed all such lawful acts, deeds, matters and things for further and more perfectly conveying and assuring the property hereby conveyed and every part thereof, as also placing THE PURCHASER in possession

Narendra M. Patel

Nadei

Prasanna Caudhari

Barbara Purnani



287

10-1-99



sale

✓ 5.01
P. S. Patel
G. S. Patel

(1999) -

Patel

JP

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26

of the same according to the true intent or meaning of this deed, as shall or may be reasonably required, as also authorising THE PURCHASER to get surveyed in his name the property purchased by him by the present deed-

6- A copy of the plan in duplicate showing in detail the property hereby sold is attached to this deed for all legal purposes.

Narendra M. Patel

Patel

Poojay Chaudhary
Barbara Kumar



500Rs.



27

Plot no 6
15th Street

SUB REGISTRAR
SALCETE

Civil Registrar
-Cum-
Sub Registrar
Salcete

27

SCHEDULE OF THE PROPERTY SOLD

ALL THAT PROPERTY/ Plot no6 of the property
TERCEIRO LANCO DE COTOCAMOLA, situated at Aquem
village panchayat of Aquem, Taluka Salcete, Dis-
trict of South Goa, State of Goa
The said Plot no6 has an area of 1100 sq metres
and as separate and distinct unit or property

Narendra M Patel

Patel

Pressy Content
Barbara Puri B/P

ARV
REKAR
GOA
REGISTRATION
Date
2024
159
GOA (INDIA)

789

4
sale

1000/-

1000/-

26

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16-4-94

1500/-

Small
G.S. Pereira

28

is bounded as follows

On the north by plot no7 of Romanath Raikar

On the south by Plot no5 of Baldo Francisco

Antonio Pereira

On the east by municipal road

On the west by Plot no14

The said Plot has a shape of a quadrilateral

Narendra M. Patel

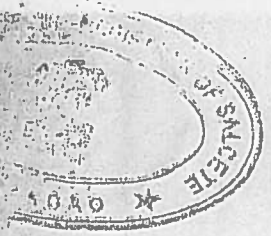
Patel

Press Contents

Barbora Premi

32





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29

Civil Registrar
-Cum-
Sub Registrar
Salcete

X-512

irregular admeasuring its northern side 47 me -
tres, its southern side 48.95 metres, its eastern
side 24.05 metres and its western side 21.95
metres, thus its area is 1100 sq metres and
it represents 1100/29950 of the property, sur-
veyed under no25/8 with designation of Mando-
pa, in the records of rights of village Aquem

IN WITNESS WHEREOF the parties above named
have set their respective hands, on the 1 day,
month and year first above written in the
presence of two attesting witnesses-

THE VENDORS

2, 1, 3 to 7

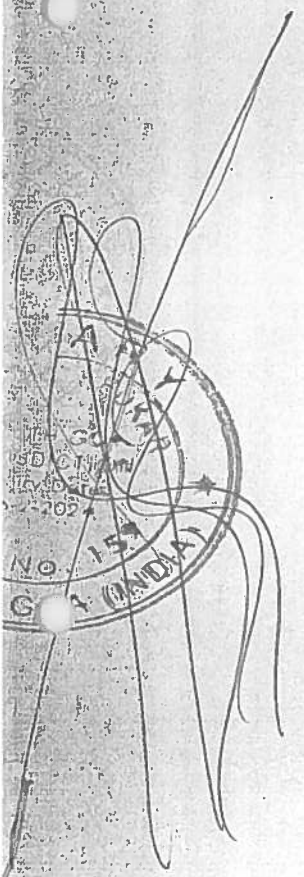
Premanand D. Bandiwadekar
(Premanand Damodar Bandiwadekar forself
and as attorney of The Vendors no1, 3, 4, 5, 6
and 7)

Narendra M Patel

Walel

Bessy Cont...

Burhan P...



30

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30

THE PURCHASER

8 Navendra M Patel

(Narendra Mafatlal Patel)

WITNESSES

1. *[Handwritten signature]*

2. *[Handwritten signature]*

Navendra M Patel

Patel

[Handwritten signature]

[Handwritten signature]

[Handwritten initials]



31

Civil Registrar
-Cum-
Sub Registrar
Salcete

Copy of endorsement and Certificate

1. Shri. Premanand Damodar Bandiwadekar
s/o Damodar N. Bandiwadekar, 43 yrs,
married, landlord, for self and as
attorney of Vendor Nos. 1, 3, 4, 5,
6 & 7. -
2. Shri. Narendra Mahabul Patel, major,
of age, married, businessman, s/o Aquem
Alls, Margao. -

Executing party

admits execution of the so called
Sale deed

sd/- Premanand D. Bandiwadekar

sd/- Narendra M. Patel

Margao, dated 26/9/94.

sd/- P. M. Pereira

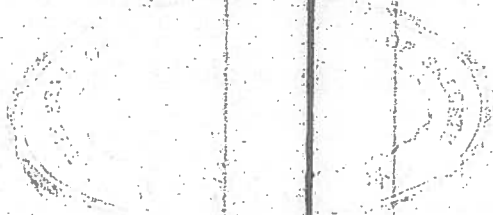
SUB-REGISTRAR
MARGAO

Registered No. 2568

Book No. 33

Date 28.9.94

sd/- P. M. Pereira
Sub-Registrar





Notes of correction (fast note)
No of Mistakes: - Nil.

True copy.

~~MISSISSIPPI~~
MISSISSIPPI

Endorsement copied by E.
True copy and endorsement
compared by B.K.

Reader/Knight Examiner: 

Date of return  28.9.96

~~MISSISSIPPI~~
MISSISSIPPI



CIV Registrar
Cm-
Sub Registrar
Salcete



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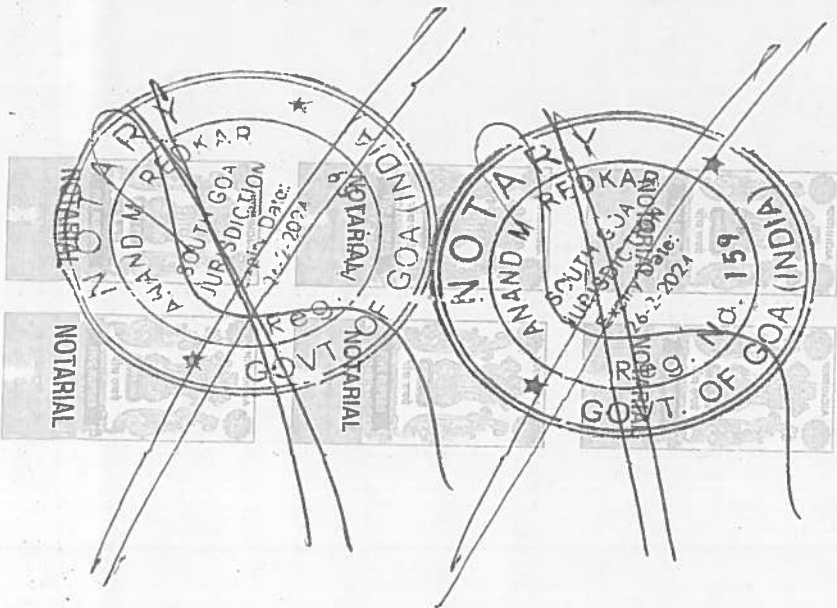
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Pranand D. Bhandarkar

Narendra M. Patel

Registered No. 2568
Sub-Registrar 33
Date 25/11/2021

Sub-Registrar



TRUE COPY
(The Notary does not accept any responsibility for the contents of this document)

[Handwritten Signature]
ANAND M. REDKAR
NOTARY
SOUTH GOA DISTRICT
STATE OF GOA, INDIA
PLACE: Margao Goa
DATE: 5/11/2021
REG. No. 159/2021