

Phone No:  
Sold To/Issued To:  
Adhira Homes  
For Whom/ID Proof:  
Pan card



JAN-24-2024 16:20:56

₹ 0123800/-  
ZERO ONE TWO THREE EIGHT ZERO ZERO

Other  
38163461706113256344-00007716  
3815345 36/02/06/2021-RDI

For CITIZENCREDIT  
CO-OP BANK LTD.  
MAPUSA BRANCH

*[Signature]*

Manager / Authorised Signatory



2024-BR2-579  
23/5/24

### DEED OF SALE

m. Vengurlekar,

For ADHIRA HOMES  
*[Signature]*  
PARTNER

For ADHIRA HOMES  
*[Signature]*  
PARTNER

Phone No: \_\_\_\_\_  
Sold To/Issued To: \_\_\_\_\_  
Adhira Homes \_\_\_\_\_  
For Whom/ID Proof: \_\_\_\_\_  
Pancard \_\_\_\_\_



JAN-20-2024 18:37:43

₹ **0448000/-**  
ZERO FOUR FOUR EIGHT ZERO ZERO ZERO

Other  
38163461706768663181-00007696  
3816346 36/02/05/2021-RD1

For CITIZEN CREDIT  
CO-OP BANK LTD.  
MAPUSA BRANCH

*M. Vengurlekar*  
Manager / Authorised Signatory



## DEED OF SALE

m. Vengurlekar.

For ADHIRA HOMES  
*Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*Bonar*  
PARTNER

(2)

THIS DEED OF SALE is made and executed at  
Mapusa, Bardez- Goa, on this 24<sup>th</sup> day of month of  
January 2024.

**BETWEEN**

1. **SHRI.MINAL MILIND VENGURLEKAR**, wife of  
d/o. Mahadeo Shankar Naik  
Shri. Milind Vengurlekar, aged 68 years,  
Aadhar No. [REDACTED], PAN card  
bearing No. [REDACTED], Mobile  
[REDACTED], having email address as  
minal.vengurlekar@gmail.com, Indian National,  
residing at Flat No - 11, Building No - 4, Hajiali  
Municipal Officers CHS, Keshavrao Khadye  
Marg, Near Lala College, Haji Ali, Mumbai –  
400034; hereinafter jointly referred to as  
**“VENDOR/FIRST PART”** (which expression  
shall unless it be repugnant to the context of  
meaning thereof shall include her successors,  
legal representatives and assigns) **OF THE  
FIRST PART.**

AND

M. Vengurlekar.

For ADHIRA HOMES  
Vengurlekar  
PARTNER

For ADHIRA HOMES  
Bonar  
PARTNER

1. **ADHIRA HOMES**, a partnership firm, registered under the Indian Partnership Act, having PAN card bearing no. [REDACTED], having its principal place of address as – office no – 300, B Block, 3<sup>rd</sup> Floor, Saldanha business center, Mapusa, North Goa, 403507; herein represented by their Partners, (a) **MRS. VENGURLEKAR VASUNDHARA PUSHKAR ALIAS VASUNDHARA PUSHKAR VENGURLEKAR**, daughter of Arun Mahadev Sonar, wife of Shri. Pushkar Milind Vengurlekar, age 39 years, Business, Indian National, Holder of Pan card bearing No. [REDACTED] and Aadhar Card bearing No. [REDACTED], residing at 102, Eucharis Block, Socorro Garden, Kamat Nagar, Socorro, Bardez, North Goa, 403501; (b) **SHRI.PUSHKAR MILIND VENGURLEKAR**, son of Shri. Milind Vengurlekar, aged 41 years, married, Businessman, having Aadhar card No: [REDACTED], PAN card bearing No. [REDACTED], Mobile No: [REDACTED],



M. Vengurlekar.

For ADHIRA HOMES  
*Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*Sonar*  
PARTNER



residing at 102, Eucharis Block, Socorro Garden, Kamat Nagar, Socorro, Bardez, North Goa, 403501; Indian National, 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;**

The Vendor is married to Shri. Milind Vengurlekar, who is originally a native of Vengurle-Maharashtra. the said Milind Vengurlekar is a Non Goan and therefore, their married is not governed under the Law of communion of Assets.

**WHEREAS,** the VENDOR is the Owner in possession and enjoyment of all that property known as **"CONFREM PEQUERIA alias CONFREM PEQUENA"**, 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**

M. Vengurlekar.

For ADHIRA HOMES

*[Signature]*  
PARTNER

For ADHIRA HOMES

*[Signature]*  
PARTNER

**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 D'souza, as her only universal legal heir and the said fact is confirmed by virtue of Deed of Succession dated 7<sup>th</sup> 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

M. Vengurlekar.

For ADHIRA HOMES

*Vengurlekar*  
PARTNER

For ADHIRA HOMES

*Boncar*  
PARTNER

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



M. Vengurdekar.

For ADHIRA HOMES  
*Vengurdekar*  
PARTNER

For ADHIRA HOMES  
*Sanjay*  
PARTNER

of the Civil Judge Junior Division "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 (a) **MRS.VIJAISHRI GURUDAS NAIK** and (b) **MR. SAISHANKAR GURUDAS NAIK** by virtue of Deed of Sale dated 4<sup>th</sup> March, 2020 registered in the Office of the Sub Registrar of Bardez under No.BRZ-1-938-2020 dated 04-03-2020.
- g. The said, (a) **MRS.VIJAISHRI GURUDAS NAIK** and her husband (b) **MR. GURUDAS SOMA NAIK** and (c) **MR. SAISHANKAR GURUDAS NAIK** sold the SAID PROPERTY to the VENDOR by virtue of Deed of Sale dated 26<sup>th</sup> August, 2022 registered in the Office of the Sub Registrar of Bardez under No.BRZ-1-3746-2022 dated 29-08-2022.



M. Vengurlekar.

For ADHIRA HOMES  
*M. Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*Sonar*  
PARTNER



H. The said **MRS.VIJAISHRI GURUDAS NAIK** is married to **MR. GURUDAS SOMA NAIK** under the Law of Communion of Assets and therefore, **MR. GURUDAS SOMA NAIK** has equal right, title, interest in the estate of his wife, **MRS.VIJAISHRI GURUDAS NAIK**.

**WHEREAS**, the VENDOR have represented to the PURCHASER that she is the sole and absolute owner 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 VENDOR is absolutely seized and possessed of and otherwise well and sufficiently entitled to the **SAID PROPERTY**



**AND FURTHER WHEREAS**, the VENDOR has further represented that: -

- a. She has all the rights to deal with or dispose the **SAID PROPERTY** or part of them and she does not require any consent, permission or No Objection Certificate from any third Party.

m. Vengurlekar.

For **ADHIRA HOMES**  
*Vengurlekar*  
**PARTNER**

For **ADHIRA HOMES**  
*Soma*  
**PARTNER**

b. She has not done, committed, or omitted to do any acts, deeds, things, matter whereby or by any reason whereof the VENDOR is 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 VENDOR has 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



M. Vengurlekar.

For ADHIRA HOMES  
*M. Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*Bonny*  
PARTNER

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 VENDOR and/or any person on her 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 VENDOR is entitled to sell and transfer the **SAID PROPERTY** to the PURCHASER without any permission and/or consent.
- g. That the VENDOR has 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 she agreed to sell or encumber or mortgage the same in any manner whatsoever.



M. Vengurlekar

For ADHIRA HOMES  
*M. Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*[Signature]*  
PARTNER

- h.** No Notification is issued under any Ordinance Act, Statute/Rules or regulations affecting the **SAID PROPERTY** or acquiring the **SAID PROPERTY** whereby VENDOR is 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 VENDOR.
- j.** That, the VENDOR has 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 VENDOR is desirous to sell to the PURCHASER and the PURCHASER is desirous of purchasing from the VENDOR the **SAID PROPERTY** more particularly described in the **SCHEDULE**, mentioned hereunder, for a total consideration of **Rs.1,14,34,100/- (Rupees One**

M. Vengurlekar.

For ADHIRA HOMES  
*Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*Asmaul*  
PARTNER

**Crore Fourteen Lakhs Thirty Four Thousand One Hundred only)** free from all encumbrances, charges, demands whatsoever on the following terms and conditions.

**AND WHEREAS**, the VENDOR state that the **SAID PROPERTY** is free from all encumbrances and/or defects in title and that the VENDOR has 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 VENDOR free from all encumbrances and/or defect in title for a total consideration of a sum of **Rs.1,14,34,100/-** (**Rupees One Crore Fourteen Lakhs Thirty Four Thousand One Hundred only**).

**AND WHEREAS**, pursuant to the negotiations between the VENDOR and the PURCHASER and relying on the representations, assurances and warranties of the VENDOR as stated herein and believing the same to be true and correct, the VENDOR has agreed to sell and the PURCHASER



M. Vengurlekar.

For ADHIRA HOMES  
*Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*Boman*  
PARTNER



have agreed to purchase and acquire all the right, title and interest of the VENDOR in the SAID PROPERTY, free from all or any encumbrances, claims and demands of whatsoever nature for the consideration of **Rs.1,14,34,100/- (Rupees One Crore Fourteen Lakhs Thirty Four Thousand One Hundred 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.1,14,34,100/- (Rupees One Crore Fourteen Lakhs Thirty Four Thousand One Hundred only)** paid by the PURCHASER to the VENDOR:
  - a. **Rs.50,00,000/- (Rupees Fifty Lacs Only)** is paid in favor of VENDOR by NEFT bearing Transaction Reference



M. Vengurlekar.

For ADHIRA HOMES  
*M. Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*[Signature]*  
PARTNER

No.SIBL202401205000449429, dated **21-01-2024**.

b. **Rs.49,50,000/- (Rupees Forty Nine Lacs and Fifty Thousand Only)** is paid in favor of VENDOR by NEFT bearing Transaction Reference No.SIBL202401235000243337, dated **23-01-2024**,

c. **Rs.14,84,100/- (Rupees Fourteen Lakhs Eighty Four Thousand One Hundred Only)** paid by cheque bearing No.054311 dated 24-01-2024, Bank South Indian Bank, Mapusa Branch.

d. TDS @ 1% i.e. an amount of Rs.1,14,341/- (One Lakh Fourteen Thousand Three Hundred and Forty One Only) is paid by the PURCHASER in favor of the VENDOR.

A total sum of **Rs.1,14,34,100/- (Rupees One Crore Fourteen Lakhs Thirty Four Thousand One Hundred only)** paid by the PURCHASER in favor of the VENDOR; which amount is received by the VENDOR from the PURCHASER; which amount the VENDOR

For ADHIRA HOMES  
*Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*Boncu*  
PARTNER

M. Vengurlekar.

hereto do hereby admit and acknowledge and release and discharge the PURCHASER of the same in full and the VENDOR as absolute Owner do hereby convey by way of sale unto the PURCHASER the known as "**CONFREM PEQUERIA alias CONFREM PEQUENA**", 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, 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,



M. Vengurlekar.

For ADHIRA HOMES  
*M. Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*[Signature]*  
PARTNER

title, interest, use, trust, inheritance, possession, benefit, claim and demand whatsoever, both at law and equity, with prior permissions whatsoever of the said VENDOR 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 VENDOR has 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 VENDOR and or any other person claiming through the VENDOR.

#### 4. SALE AND PURCHASE OF PROPERTY

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

M. Vengurdekar.

For ADHIRA HOMES  
*Vengurdekar*  
PARTNER

For ADHIRA HOMES  
*Amor*  
PARTNER

relying on the warranties at the execution date the VENDOR doth hereby grant, sell, convey, transfer, assign and assure unto the PURCHASER and do hereby purchase, acquire and accept from the VENDOR, 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 alias CONFREM PEQUENA**", 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



M. Vengurlekar.

For ADHIRA HOMES

*M. Vengurlekar*  
PARTNER

For ADHIRA HOMES

*Adhira*  
PARTNER



further the VENDOR 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 VENDOR hereby agree and warrant that pursuant to the receipt of the consideration as stated in this SALE DEED from PURCHASER on the execution date, 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

For ADHIRA HOMES  
*M. Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*B. B. B.*  
PARTNER

M. Vengurlekar.

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 VENDOR 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 VENDOR to the **SAID PROPERTY** is clear, legal, valid and marketable and is subsisting and the VENDOR is lawfully entitled to sell and alienate the same.
- c. That the VENDOR has 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**



M. Vengurlekar.

For ADHIRA HOMES  
*M. Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*A. Anar*  
PARTNER

**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 VENDOR further declares 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 VENDOR 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 VENDOR, or from or by any other person or persons lawfully or equitably claiming by, from under, in the



M. Vengurlekar.

For ADHIRA HOMES  
*Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*Asmar*  
PARTNER

trust for them AND that, the VENDOR shall free and clear and freely, clearly and absolutely acquitted, exonerated, released and forever discharged the PURCHASER in respect of the consideration of the **SAID PROPERTY**.

f. The VENDOR 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 VENDOR 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

For ADHIRA HOMES

*M. Vengurdekar*  
PARTNER

For ADHIRA HOMES

*A. Bonar*  
PARTNER

M. Vengurdekar.

transferred, sold and conveyed by the  
VENDOR.

- 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 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 VENDOR is prevented from entering into these presents with the PURCHASER;
- j. VENDOR do hereby state that there is no injunction or any other prohibitory order or any attachment order or claims from any



m. Vengurlekar .

For ADHIRA HOMES  
*Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*Adhir*  
PARTNER





For ADHIRA HOMES  
*Hengurdekar*  
PARTNER

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6. The VENDOR do hereby give their explicit and express consent to the PURCHASER to get the name of the PURCHASER recorded in the Survey Record of Mapusa City in respect of the **SAID PROPERTY** and for that purpose to conduct Mutation Proceedings before the Appropriate Authority. The VENDOR 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 VENDOR 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**.

M. Vengurlekar.

For ADHIRA HOMES  
*Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*Bonay*  
PARTNER

8. That, the VENDOR 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 VENDOR shall make good the loss to whatsoever claim raised by the PURCHASER.

9. The VENDOR 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



M. Vengurlekar.

For ADHIRA HOMES  
*Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*Bonay*  
PARTNER

described in the Schedule hereunder) in the manner aforesaid as may be reasonably required.

11. The VENDOR 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.

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.



M. Vengurlekar.

For ADHIRA HOMES  
*M. Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*[Signature]*  
PARTNER

13. The VENDOR 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 VENDOR or their predecessors in title or any other person claiming through or under the VENDOR or any person whomsoever.

14. The VENDOR 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.



M. Vengurlekar.

For ADHIRA HOMES  
*Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*Bonar*  
PARTNER



15. That the VENDOR 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 VENDOR 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



M. Vengurlekar.

For ADHIRA HOMES  
*M. Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*Bonar*  
PARTNER

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 it has inspected the SAID PROPERTY and all the documents pertaining to the SAID PROPERTY as produced by the VENDOR and is satisfied that the VENDOR has 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



M. Vengurlekar.

For ADHIRA HOMES  
*M. Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*Bonani*  
PARTNER

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 VENDOR.



**21.** The VENDOR 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.

m. vengurlekar.

For ADHIRA HOMES  
*m. vengurlekar*  
PARTNER

For ADHIRA HOMES  
*Adhir*  
PARTNER

**22.** The present fair Market value of the **SAID PROPERTY** is **Rs.1,14,34,100/- (Rupees One Crore Fourteen Lakhs Thirty Four Thousand One Hundred only)**, and therefore the Stamp duty of Rs.5,71,800/- (Rupees Five Lakhs Seventy One Thousand Eight Hundred only) is affixed hereto @ 5%, which is borne by the PURCHASER.

M. Vengurdekar.

For ADHIRA HOMES  
*Vengurdekar*  
PARTNER

For ADHIRA HOMES  
*Bhandari*  
PARTNER



### SCHEDULE

All that property known The landed property named known as "**CONFREM PEQUERIA alias CONFREM PEQUENA**", 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.

M. Vengurlekar.

For ADHIRA HOMES

*Vengurlekar*  
PARTNER

For ADHIRA HOMES

*Sonam*  
PARTNER



**IN WITNESS WHEREOF** the VENDOR and the PURCHASER 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.

M. Vengurlekar.

For ADHIRA HOMES  
*Vengurlekar*  
PARTNER

For ADHIRA HOMES  
*Ramch*  
PARTNER



Signed and delivered by the within named VENDOR,  
**MRS. MINAL MILIND VENGURLEKAR:**

M. Vengurlekar.

M. Vengurlekar.








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**


M. Vengurlekar.

For ADHIRA HOMES  
*M. Vengurlekar*  
PARTNER






For ADHIRA HOMES  
*A. Sonar*  
PARTNER








Signed and delivered by the within named  
**PURCHASER, ADHIRA HOMES** through its  
partner, **MR. PUSHKAR MILIND VENGURLEKAR:**

  
Signature



				
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**

M. Vengurlekar.

For ADHIRA HOMES  
  
PARTNER

For ADHIRA HOMES  
  
PARTNER








Signed and delivered by the within named  
**PURCHASER, ADHIRA HOMES through its**  
**partner, MRS. 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**

M. Vengurlekar.

For ADHIRA HOMES  
*Vengurlekar*  
**PARTNER**

For ADHIRA HOMES  
*Vasundhara*  
**PARTNER**



**WITNESSES: -**

1.

*Sesh*  
Adv. Siddhesh R. Babhudesai  
Manik, Sunrise Valley, Dargui  
Colony, Duler, Mapusa - Goa.

2.

*Kotkar*  
Adv. Yashraj S. Kotkar  
H.No. I-III-23, Groundnagar, Koraswada  
Mapusa - Goa  
M. Vengurlekar.

For ADHIRA HOMES

*Vengurlekar*  
PARTNER

For ADHIRA HOMES

*Sonay*  
PARTNER







**Government of Goa**  
**Directorate of Settlement and Land records**  
**Survey Plan**  
**Bardez Taluka, Tivim Village**  
**Survey No.: 178 , Subdivision No.: 1**

Scale 1:1000

Reference No.: REV192328259



177/13

177/18(PART)

178/1

178/2



m. vengurlekar.

**For ADHIRA HOMES**

*Vengurlekar*

**PARTNER**

**For ADHIRA HOMES**

*Bondar*

**PARTNER**

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**NOTE: PLAN TO BE PRINTED ON A4 SIZE**



## FORM I &amp; XIV

100016459013

Date : 14/02/2023

नमुना नं १ व १४

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Taluka BARDEZ  
तालुका  
Village Tivim  
गांव  
Name of the Field Confrem Pequena  
शेताचे नांव

Survey No. 178  
सर्वे नंबर  
Sub Div. No. 1  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.10.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.10.00

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.10.00

Remarks शेरा

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Minal Milind Vengurlekar		85615	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार		
-----Nil-----		

## Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	-----Nil-----									

End of Report

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



**FORM I & XIV**

100016459013

Date : 14/02/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ  
तालुका  
Village Tivim  
गांव  
Name of the Field Confrem Pequena  
शेताचें नांव

Survey No. 178  
सर्वे नंबर  
Sub Div. No. 1  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार



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Nationality to pushkar  
no marriage

Government of Goa  
Document Registration Summary 2

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

Print Date & Time : - 25-Jan-2024 03:11:35 pm

Document Serial Number :- 2024-BRZ-579

Presented at 03:02:33 pm on 25-Jan-2024 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	571800
2	Registration Fee	343030
3	Tatkal appointment fee	10000
4	Mutation Fees	1500
5	Processing Fee	2480
Total		928810

Stamp Duty Required :571800/-










Stamp Duty Paid : 571800/-

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VENGURLEKAR VASUNDHARA PUSHKAR ALIAS VASUNDHARA PUSHKAR VENGURLEKAR PARTNER OF ADHIRA HOMES ,Father Name:ARUN MAHADEV SONAR, Age: 39, Marital Status: ,Gender:Female,Occupation: Business, Address1 - 102 EUCHARIS BLOCK SOCORRO GARDEN KAMAT NAGAR SOCORRO BARDEZ NORTH GOA 403501, Address2 - , PAN No.:			

Executer



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>MINAL MILIND VENGURLEKAR , Father Name:MAHADEO SHANKAR NAIK, Age: 68,</b> <b>Marital Status: Married ,Gender:Female,Occupation:</b> Housewife, FLAT NO 11 BUILDING NO 4 HAJIALI MUNICIPAL OFFICERS CHS KESHAVRAO KHADYE MARG NEAR LALA COLLEGE HAJI ALI MUMBAI 400034, <b>PAN No.:</b>			
2	<b>VENGURLEKAR VASUNDHARA PUSHKAR ALIAS VASUNDHARA PUSHKAR VENGURLEKAR PARTNER OF ADHIRA HOMES , Father Name:ARUN MAHADEV SONAR, Age: 39,</b> <b>Marital Status: ,Gender:Female,Occupation:</b> Business, 102 EUCHARIS BLOCK SOCORRO GARDEN KAMAT NAGAR SOCORRO BARDEZ NORTH GOA 403501, <b>PAN No.:</b>			
3	<b>PUSHKAR MILIND VENGURLEKAR PARTNER OF ADHIRA HOMES , Father Name:MILIND VENGURLEKAR, Age: 41,</b> <b>Marital Status: ,Gender:Male,Occupation:</b> Business, 102 EUCHARIS BLOCK SOCORRO GARDEN KAMAT NAGAR SOCORRO BARDEZ NORTH GOA 403501, <b>PAN No.:</b>			

**Witness:**  
I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: <b>BHARAT KALIDAS DAUJEKAR, Age: 62, DOB: , Mobile: 9552444826 , Email: , Occupation: Other , Marital status : Married , Address: 403502, 94/45 PEQUENO BARDEZ TIVIM NORTH GOA , 94/45 PEQUENO BARDEZ TIVIM NORTH GOA , Tivim, Bardez, NorthGoa, Goa</b>			
2	Name: <b>GAUTAMI SHIRODKAR, Age: 55, DOB: , Mobile: 7875476357 , Email: , Occupation: Service , Marital status : Married , Address: 403103, H NO 59 TARVALEM SHIRODKAR NORTH GOA, H NO 59 TARVALEM SHIRODKAR NORTH GOA, Telaulim, Ponda, SouthGoa, Goa</b>			

  
Sub Registrar  
SUB-REGISTRAR  
BARDEZ

Document Serial Number :- 2024-BRZ-579




Document Serial No:-2024-BRZ-579

Book :- 1 Document

Registration Number :- **BRZ-1-2430-2024**

Date : 23-May-2024

  
23/5/2024

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

SUB-REGISTRAR  
BARDEZ

