

596/18



गोवा GOA

Serial No. 14029 Place of Vend. Pernem

062310

Value of Stamp Paper 25000/- Date 3/10/18

Name of Purchaser Parashuram A. Talashidze

Resident of Pernem Son of Ashok Talashidze

Sign. of Vendor Suresh Sign. of Purchaser Parashuram

SURESH S PARAB - AC/STP/VEN/LIC/01/2012/71



### DEED OF SALE

THIS DEED OF SALE is made at Pernem Goa, on this 4<sup>th</sup> day of the month of October of the year Two Thousand Eighteen, (04-10-2018).

Parashuram

Suresh

...2/-



गोवा GOA

Serial No. 14030 Place of Vend. Pernem

062311

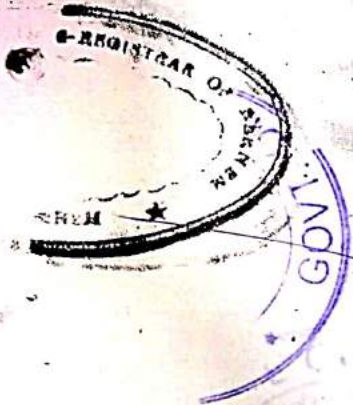
Value of Stamp Paper 25000 / Date 31/10/18

Name of Purchaser Pavan Kumar A. Salgaokar

Resident of Pernem Son of A. Salgaokar

Sign. of Vendor Suresh Sign. of Purchaser Pavan

SURESH S PARAB - AC/STP/VEN/LIC/01/2012/71



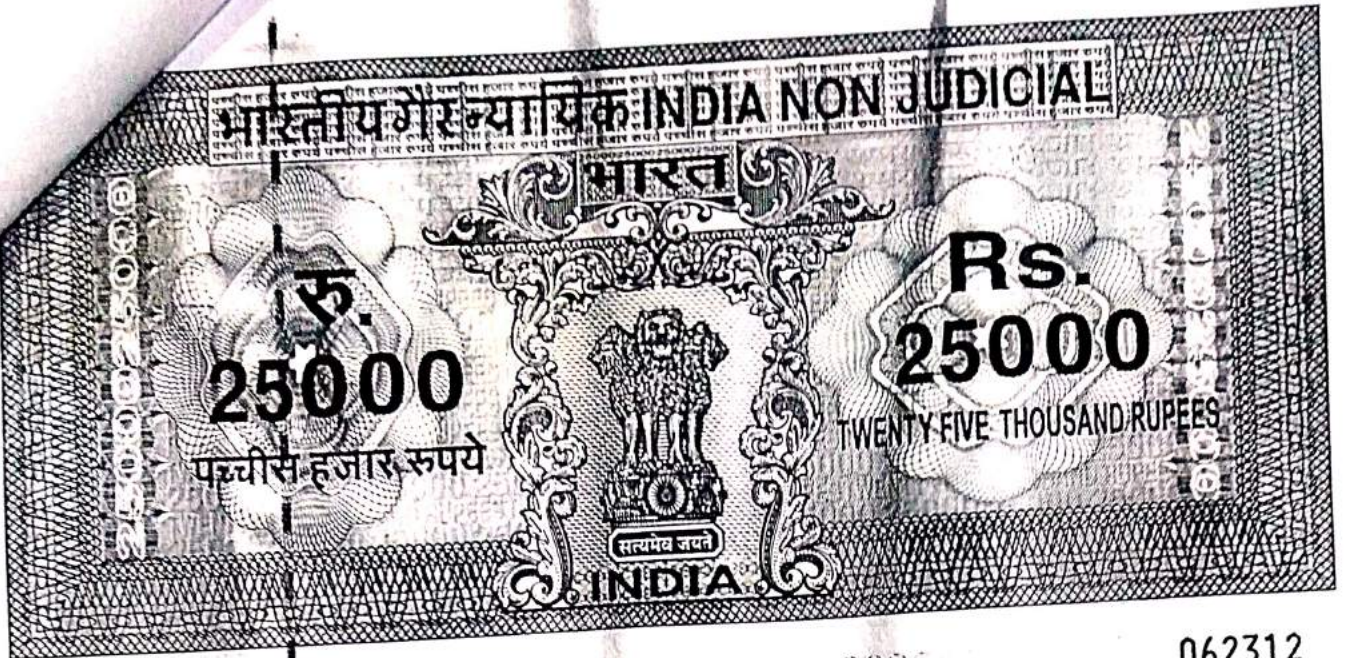
...2...

### BETWEEN

(1) MRS. ALKA SALGAOCAR EP NAIK, alias ALKA RAMJI NAIK, alias ALKA RAMGI NAIK, alias Alka Ramji Naique, wife of late Mr. Ramji Shamba Naik, and daughter of late Arjun Atmaram Naik, aged about 60 years, widow, service, having Pan Card No. ██████████, Aadhaar Card no. ██████████ and O.C.I.

...3/-

Pavan  
Suresh



गोवा GOA

Serial No. 14031 Place of Vend. Pernem

062312

Value of Stamp Paper 25000 Date 3/10/18

Name of Purchaser Parankumar A. Bahashildare

Resident of Pernem Son of A. Bahashildare

Sign. of Vendor Suresh S. Parab Sign. of Purchaser Parankumar

SURESH S PARAB - AC/STP/VEN/LIC/01/2012/71



...3...

Card No. A1385281, and her son; (2) MR. BRITHIN RAMJI NAIK, son of late Mr. Ramji Shamba Naik, aged about 39 years, unmarried, service, holding Pan Card No. ~~XXXXXXXXXX~~, Aadhar Card no. ~~XXXXXXXXXX~~, and O.C.I. Card No. ~~XXXXXXXXXX~~, (3) MR. SHAMBA RAMJI NAIK, son of late Mr. Ramji Shamba Naik, aged about 33 years, unmarried, service, holding Pan Card No.

...4/-

Parankumar  
Parankumar



गोवा GOA

Serial No. 14032 Place of Vend. Pernem

062313

Value of Stamp Paper 25000/- Date 3/10/18

Name of Purchaser Pavan Kumar A. Talashidkar

Resident of Pernem Son of A. Talashidkar

Sign. of Vendor Suresh Sign. of Purchaser Talashidkar

SURESH S PARAB - AC/STP/VEN/LIC/01/2012/71

...4...

~~XXXXXXXXXX~~, Aadhar Card no. ~~XXXXXXXXXX~~ and O.C.I. Card No. ~~XXXXXXXXXX~~, (4) MISS. LINDA RAMJI NAIK, daughter of late Mr. Ramji Shamba Naik, aged about 26 years, unmarried, and student, holding Pan Card No. ~~XXXXXXXXXX~~, Aadhaar Card no. ~~XXXXXXXXXX~~ and O.C.I. Card no. ~~XXXXXXXXXX~~. All the Parties are French Nationals, presently residents of House no. 6,

Talashidkar

...5/-

Suresh

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY  
THOUSAND RUPEES

Rs. 20000

INDIA

गोवा GOA

Serial No. 14033 Place of Vend. Pernem

029185

Value of Stamp Paper 20000 / Date 3/10/18

Name of Purchaser Laxankumar A. Dalashilade

Resident of Pernem Son of A. Dalashilade

Sign. of Vendor Suresh S. Parab Sign. of Purchaser Laxankumar

SURESH S PARAB - AC/STP/VEN/LIC/01/2012/71

...5...

Behind Severina Gardens, Dhuler, Mapusa, Bardez-Goa, and  
permanent residents of 1 Rue Moncey 75009, Paris, France. And  
duly represented by their constituted Power of Attorney holder  
Bapu Shamba Naik, son of late Shamba Naik, aged about 62  
years, married retired, holding Pan Card No. XXXXXXXXXX and  
Aadhaar Card No. XXXXXXXXXX, Indian National, resident of

...6/-

House no. 7/13, Mauswada, Pernem-Goa, vide Power of Attorney executed on 25<sup>th</sup> day of October 2017 under No. 1304/2017 before Pandurang P. Banaulikar, Notary for Bardez Area, State of Goa, (copy enclosed herewith), hereinafter called as the "VENDORS" (Which expression shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, successors, legal representatives, administrators and assigns) of the ONE PART.

## A N D

(1) MR. PAVANKUMAR ASHOK TAHASHILDAR, son of Ashok Topaji Tahashildar, aged about 28 years, married, service, holding Pan Card No. [REDACTED], and Aadhaar Card no. 3[REDACTED]-[REDACTED], Mobile no. 9325788973, Indian National, and residents of House No. 6/40/A, Vrundavan, Sawahwada, Pernem-Goa, Pin code no. 403512, hereinafter called as the "PURCHASER" (Which expression shall unless repugnant to the context or meaning thereof be deemed to include his respective heirs, executors, successors, legal representatives, administrators and assigns) of the OTHER PART.

WHEREAS there exist an immovable property known as "GHARBHATLE CHANDELKAR" situated at Revenue Village of Pernem, within the limits of Pernem Municipal Council, Taluka and registration Sub-District of Pernem, North Goa District, described in the Land Registration Office of Bardez at Mapusa,

...7/-

*[Signature]*  
*[Signature]*

under no. 24845 at page 54 of Book B-64 enrolled in the Taluka Revenue Office at Pernem under Matriz under n. 1704, presently surveyed under recent Survey No. 19/4 and 19/5 and 19/6 of recent survey of Village Pernem and is bounded:- on the East:- by stone wall beyond which lies the property "Zangli" of Vishnu Sinai Desai, on the West:- by the property "Ghorbhatale Trimbak Rudra" of late Ganesh Vishnu Prabhu Deshpabhu, on the North:- by Nalla, and on the South:- by Public Road, which property is more particularly described and identified in the SCHEDULE hereunder written and hereinafter referred to as the "SAID PROPERTY".

AND WHEREAS the Vendor No. 1 along with her husband late Ramji Shamba Naik, had purchased the said property Vide a Deed of Sale under Serial No. 125/1989 dated 08-09-1989 and duly registered in the office of the Civil Registrar-cum-Sub Registrar, Pernem-Goa, under Registration No. 144 of Book No. I Volume No. XII dated 27<sup>th</sup> September 1989, had purchased portion of the said property being plot no. "A" admeasuring an area of 958 square meters, surveyed under survey no. 19 sub division no. 5 and survey no. 19 sub division no. 6 part of recent survey of Village Pernem. And accordingly the names of the Vendor No.1 along with her husband late Ramji Shamba Naik has been recorded in occupants column of Form No. I & XIV of

...8/-

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

the said property under survey no. 19/5 and 9/6 of Village Pernem.

AND WHEREAS consequent to the above acquisition of the title in respect of the said property, the Vendor No.1 along with her husband late Ramji Shamba Naik being the absolute owners in lawful and peaceful possession of the said property have partitioned the land, and the land now surveyed under Survey No. 19 sub division No. 6-A of Revenue Village Pernem, Pernem Taluka, Goa State, vide Order No.15/65/Part/Land/2954 dated 09-06-1994 of the Deputy Collector, & S.D.O. Mapusa Sub Division, Mapusa, and Director of Settlement and Land Records, Panaji vide letter No. 9-468-PSLR/93/6056 dated 04-01-1994.

AND WHEREAS Mr. Ramji Shamba Naik, expired on 26<sup>th</sup> October 2016 and after death of the said Ramji Shamba Naik, a Inventory Proceeding was initiated in The Court of the Civil Judge, Senior Division 'A' Court, Mapusa vide Inventory Proceedings No. 33/2018/A, CNR No. GANG04-000211-2018, declaring the present Vendors as legal heirs of late Ramji Shamba Naik.

AND WHEREAS the present Vendors are the absolutely and sufficiently well entitled to a land of 958 square metres, surveyed under survey No. 19 sub-division no. 6-A of the property known as "GHARBHATLE CHANDELKARI" situated at

...9/-

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

Revenue Village of Pernem, within the limits Pernem Municipal Council, Taluka and registration Sub-District of Pernem, North Goa District, Goa State

AND WHEREAS the Purchaser have approached the Vendors with a request to sell to him the said property, admeasuring an area of 958 square meters, situated with the limits of Pernem Municipal Council, Pernem, Goa.

AND WHEREAS, the Vendors have agreed to sell and the Purchaser has agreed to purchase the said property bearing survey No. 19 sub division no. 6-A admeasuring an area of 958 square meters for the consideration of Rs. 40,00,000/- ( Rupees Forty lakhs only ) which is the present prevailing market value.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER

(1) THAT in pursuance of the said agreement and in consideration of the said sum of Rs. 40,00,000/- ( Rupees Forty lakhs only ) which is the fair market value paid by the Purchaser to the Vendors ( the receipts whereof the Vendors do hereby admit and acknowledge for all the legal purposes and of and from the same and every part thereof release and discharge the Purchaser) the Vendors as beneficial owners do hereby grant, convey, sell, transfer, assign and assure unto and to the use of the Purchaser free from all encumbrances or defects, ALL THAT separated and distinct said property, admeasuring an area of 958 square meters, more fully described and identified in the

*[Handwritten signatures]*

SCHEDULE hereunder written to form part and parcel of this Deed of Sale, TOGETHER WITH all the trees, fences, hedges, ditches, ways, waters, water courses, lights, liberties, privileges, easements and appurtenances whatsoever to the said property, belonging or in any way appertaining or usually held or occupied therewith or reputed to belongs or be appurtenant thereto AND ALL the estate, right, title, interest, property, claim and demand whatsoever of the Vendors into or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever, together with titles, deeds, writings, monuments and other evidences of title as ordinarily pass on such sale.

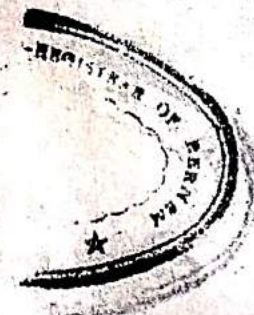
2. AND THAT the VENDORS and all the person or persons claiming through or under them do hereby covenant and declare with the Purchaser that notwithstanding any acts, deeds or things hereto fore, done executed knowingly or willingly suffered to the contrary, the Vendors are now lawfully seized and possessed of the said property hereby conveyed and granted free from encumbrances, charges, equities, claims or demands and attachment or defects in title whatsoever.

3. AND THAT the VENDORS do hereby covenant and declare that they have now good right, full power and absolute authority to sell and convey the said property hereby conveyed or

... 11/-

*Sahani*  
*Sahani*

GOA



expressed to be conveyed unto the Purchaser in the manner aforesaid.

4. AND THAT the PURCHASER shall hereafter peaceably and quietly hold, use, possess and enjoy the said property hereby conveyed and granted as his own property, admeasuring an area of 958 square metres, without any claims or demands whatsoever from the Vendors or any person or persons whomsoever.

5. AND THAT the VENDORS do hereby covenant and declare that the said property hereby transferred or intended to be transfer is free from all encumbrances, charges, equities, claim or demands whatsoever and that the Vendors have not done anything whereby the said property may be subject to any attachment or lien of any Court or person or persons whomsoever and that the Vendors covenant to save harmless, indemnify and keep indemnified the Purchaser from or against all encumbrances, charges, equities, claims or demands whatsoever.

6. AND THAT the VENDORS and all person or persons claiming through or under them further covenant and declare that the Vendors shall and will from time to time upon the request and cost of the Purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property unto the Purchaser in the manner

*Handwritten signature*  
- 4

aforesaid and placing the Purchaser in the possession of the same according to the true intent and meaning of this deed as shall or may be reasonably required.

7. AND THAT the VENDORS do hereby covenant and declare that in case of any dispute arising between the parties hereto under relating to this deed or the subject matter of this deed or in any manner relating thereto, then the Vendors shall indemnify the Purchaser or his attorney or nominated agent or agents as per law.

8. AND THAT the VENDORS shall assist and co-operate with the Purchaser to carry out mutation/change in survey record, at the cost of the Purchaser.

That the Vendor and the Purchaser hereby declare that the property in transaction does not belong to Schedule Cast/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77, dated 21-08-1978 and Circular no. 16/4/2011-RD dated 06-06-2011.

THAT the property in transaction specified in the instrument proposed to be registered, that the land under consideration is non-agricultural land and that they own the responsibility for the said averment that their transaction is in compliance of FEMA, RBI, guidelines.

SCHEDULE ABOVE REFERRED TO

ALL that property by name as " GHARBHATLE CHANDELKAR" of Revenue Village Pernem, situated within the





jurisdiction of Pernem Municipal Council, Taluka and Registration Sub-District of Pernem, North Goa District, Goa State, described in the Land Registration Office of Bardez at Mapusa under no. 24845 at page 54 of Book B-64, enrolled in the Taluka Revenue office for Matriz under no. 1704 and surveyed under Survey No. 19 sub division no.6-A, admeasuring an area of 958 square metres, being actually, bounded this is property as under:-

ON THE EAST:- By existing road and survey no. 19 sub division no. 10,

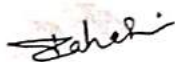
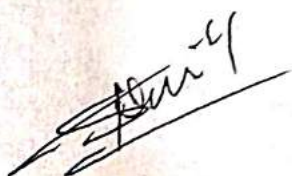
ON THE WEST:- By existing 4.50 wide P.W.D. road and survey no. 19 sub division no. 6,

ON THE NORTH:- By survey no. 19 sub division no. 5,

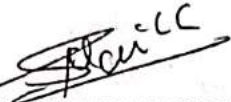
ON THE SOUTH:- By Major District Road-16, Pernem to Malpe.

IN WITNESS WHEREOF the parties hereto have hereunto signed this Deed of Sale at Pernem-Goa, on the day, month and the year herein first written in the presence of two attesting witnesses, who also sign hereunder:-

...14/-



SIGNED AND DELIVERED BY THE  
WITHIN NAMED VENDORS.

1.   
-----

( Mr. BAPU SHAMBA NAIK  
as lawful attorney of Vendor no. 1 to 4 )



L.H.F.P.

R.H.F.P.

1. 

1. 

2. 

2. 

3. 

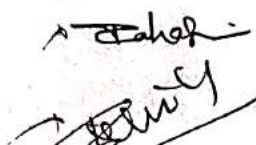
3. 

4. 

4. 

5. 

5. 



SIGNED AND DELIVERED BY THE  
WITHIN NAMED PURCHASER.



1. Tahashildar

( MR. PAVANKUMAR A. TAHASHILDAR )



L. H. F. P.

R. H. F. P.



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



2. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_



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



2. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_

Tahashildar  
Pavankumar A. Tahashildar

IN THE PRESENCE  
WITNESSES.

1. Manish Sunil Harmaibai ~~Manish~~



Mrs. Savita K. Asolkar  
2. शविता का. आसोल्कर

Takehi  
Shetty

REG\_1\_4211\_4\*

## Office of Sub-Registrar Pernem

Government of Goa

Print Date &amp; Time : 04-10-2018 12:50:43 PM

Document Serial Number : 596

Presented at 12:05:00 PM on 04-10-2018 in the office of the Sub-Registrar( Pernem) Along with fees paid as follows:

| Sr. No | Description      | Rs. Ps   |
|--------|------------------|----------|
| 1      | Registration Fee | 80000.00 |
| 2      | Processing Fees  | 410.00   |
|        | Total :          | 80410.00 |

Stamp Duty Required: 120000.00

Stamp Duty Paid: 120000.00

Pavankumar Ashok Tahashildar presenter

| Name                                                                                                                                                        | Photo                                                                               | Thumb Impression                                                                      | Signature                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Pavankumar Ashok Tahashildar ,s/o Ashok Tahashildar , Married,Indian,age 28 Years,Service,r/oH.no. 6/40/A Vrundavan Sawalwada Pernem Goa pan.no. [REDACTED] |  |  |  |

## Endorsements

Executant

1 . Babu Shamba Naik , s/o late Shamba Naik , Married,Indian,age 62 Years,retired ,r/oH.no. 7/ 13 Mauswada Pernem Goa pan.no. [REDACTED], as POA holder vendor no. 1 to 4 vide POA dated 25/10/2017 before Pandurang P. Banaulikar Notary at Bardez under Reg.no. 1304/2017

| Photo                                                                               | Thumb Impression                                                                    | Signature                                                                             |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |

2 . Pavankumar Ashok Tahashildar , s/o Ashok Tahashildar , Married,Indian,age 28 Years,Service,r/oH.no. 6/40/A Vrundavan Sawalwada Pernem Goa pan.no. [REDACTED]

| Photo | Thumb Impression | Signature |
|-------|------------------|-----------|
|-------|------------------|-----------|



*Signature*

### Identification

| Sr No. | Witness Details                                                                                                  | Signature        |
|--------|------------------------------------------------------------------------------------------------------------------|------------------|
| 1      | Manisha Sunil Harmalkar , w/o Sunil Harmalkar ,Married,Indian,age 39 Years,Service,r/o Siolim Bardez Goa         | <i>Signature</i> |
| 2      | Savita Kashinath Asolkar , w/o Kashinath Asolkar ,Married,Indian,age 48 Years,House-Wife,r/o Mauswada Pernem Goa | <i>Signature</i> |

Mutation fees paid of Rs. 1000/- vide chalan no.....  
Pernem

201800850820

dated 4/10/18 in CBI

**SUB-REGISTRAR  
PERNEM**

Scanned By:-

*Signature*  
SBPMF N. IKONRAZ3 CHel. Bauling, Port ordered  
for upskilling 12/10/18

**SUB-REGISTRAR  
PERNEM**

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document  
Registration Number PNM-BK1-00001-2019  
CD Number PNMD15 on  
Date 12-02-2019

Sub-Registrar (Pernem)

Scanned By:-

*Seemant  
Sonalby*

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Certified that this is a true copy of  
Permem on 12/02/2019 Reg. No. 2223/2019

*Arun*

A.K. Shalapu  
NOTARY  
PERNEM DIVISION  
GOA

