

Name of Purchaser Sandeep R. Adpalkar

SR.No. 611/2014



(SANDEEP ROHIDAS ADPAIKAR)

DEED OF SALE

...2/-

Ramiza Sheikh

Adpalkar

Ramiza Sheikh

Adpalkar



- 2 -

This DEED OF SALE is made at QUEPEM, GOA, on this SECOND day of JULY of the year Two Thousand and Fourteen (02/07/2014),

B E T W E E N

1. Mrs. RAMIZA SHAIKH, daughter of Shaikh Abdul Raheman, aged 45 years, housewife, Holder of Pan Card bearing No. _____ AND HER HUSBAND,

2. Mr. SHAIK MOHAMMED RAFIK alias RAFIK SHAIKH, son of Shaikh Shamshuddin, aged 48 years, businessman, Holder of Pan Card bearing No _____

Both of them Indian Nationals and resident at House No.371, Kakoda, Curchorem, Goa, and hereafter called "THE VENDORS" (which expression shall unless excluded by or repugnant to the context or meaning thereof, be deemed to mean and include their heirs, assigns and legal representatives) of the ONE PART,

...3/-

Ramiza Shaikh

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AND

1. Shri. SANDEEP ROHIDAS ADPAIKAR
alias SANDIP ROHIDAS ADPAIKAR, son of
Rohidas Noni Adpaikar, aged 42 years,
inservice, AND HIS WIFE,
2. Smt. SHWETA SANDEEP ADPAIKAR, daughter
of Datta Shiva Vaigankar, aged 37 years,
inservice,

Both of them Indian Nationals and resident at
30/C, Layemati, Davorlim, Navelim, Salcete,
Goa, and hereafter called "THE PURCHASERS"
(which expression shall unless excluded by or
repugnant to the context or meaning thereof,
be deemed to mean and include their heirs,
assigns and legal representatives) of the
OTHER PART and WITNESSES:-

WHEREAS THE VENDORS have
represented to THE PURCHASERS as follows:-

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Ramiza Shaiikh

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- (a) That at Xeldem Village of Quepem Taluka there is a property known as "ZAMBULGALLY (Lote A)", admeasuring 48,308 sq. mts., which forms an independent unit, and corresponds to 1/3 of the property described in the Land Registration Office under No.3693 of Book B No.12, enrolled in the Land Revenue Office under Matriz under Nos. 198 and 199, which is fully described in the SCHEDULE I below;
- (b) That the said property "ZAMBULGALLY (Lote A)", originally belonged to Mablu Santu Gaunco Dessai and his wife, Savitri Mablu Gaunco Dessai, Ratnabai Santu Gaunco Dessai, widow, Villas Santu Gaunco Dessai, unmarried and Mutu Panduronga Naique Dessai, widow;
- (c) That vide Deed of Sale dated 13/4/1971, duly registered in the Sub-Registrar of Quepem, under No.133, at pages 108 to 111, of Book No.1, Volume No.25, dated 18/5/1971, the said Mablu Santu Gaunco Dessai and his wife, Savitri Mablu Gaunco Dessai, Ratnabai Santu

...5/-

Ramiza Shukh

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Gaunco Dessai, Villas Santu Gaunco Dessai, and Mutu Panduronga Naique Dessai, sold a Plot of the said property, admeasuring 1000 sq.mts., which Plot has come to be separately surveyed under Survey No.114/10 of Xeldem Village, and is fully described in the SCHEDULE II below to Ana Azavedo;

- (d) That vide Deed of Sale dated 27/12/1980, duly registered in the Sub-Registrar of Quepem, under No.14 at pages 284 to 288 of Book No.I, Volume No.58, dated 15/1/1980, the said Ana Azavedo and her husband, Domingo Fernandes sold the said Plot admeasuring 1000 sq.mts. fully described in the SCHEDULE II to Cristina Degras Cardozo;
- (e) That vide Deed of Sale dated 19/4/2012, duly registered in the Sub-Registrar of Quepem, under No.389 at pages 160 to 173 of Book No.I, Volume No.628, dated 23/4/2012, the said Cristina Degras Cardozo and her husband, Afro Bento Cardozo sold the said Plot admeasuring 1000 sq.mts. fully described in the SCHEDULE II below to Ramiza Shaikh (THE VENDOR No.1);

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Ramiza Shaikh

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- (f) That THE VENDORS are the absolute and exclusive owners of the said Plot described in the SCHEDULE II below;
- (g) That the name of THE VENDOR No.1 is figuring in the Survey Records with respect to Survey No.114/10 of Xeldem Village;

AND WHEREAS THE VENDORS have offered to sell the said Plot admeasuring 1000 sq.mts., which Plot is described in the SCHEDULE II below, to THE PURCHASERS;

AND WHEREAS THE VENDORS have further covenanted and represented unto THE PURCHASERS as follows:-

- (a) That THE VENDORS are the exclusive and peaceful owners in possession of the Plot described in the SCHEDULE II below.
- (b) That no person (s) other than THE VENDORS have any right, title and/or interest in the said Plot described in the SCHEDULE II below.

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Ramiza Shaiikh

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- (c) That THE VENDORS have an absolute right to dispose and/or sell the said Plot described in the SCHEDULE II below and/or deal with it in any manner whatsoever.
- (d) That THE VENDORS have a clear and marketable title to the said Plot described in the SCHEDULE II below.
- (e) That there is no legal bar or impediment for the sale of the said Plot described in the SCHEDULE II below and that the said Plot is free from encumbrances, liens and/or charges.
- (f) That no notices from the Central or State Governments or any other local body or authority under any Panchayat Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/has been received by and/or served upon THE VENDORS in respect of the said Plot or any part thereof.
- (g) That THE VENDORS have not entered into any agreement, understanding and/or

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Ramiza Shaikh

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Shafiq



arrangement for sale, or mortgage or lease of the said Plot described in the SCHEDULE II below or any part thereof, with any other party.

- (h) That there is no case or litigation pending with respect to the said Plot described in the SCHEDULE II below.

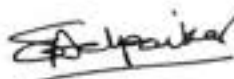
AND WHEREAS on the basis of the above representations of THE VENDORS and believing the same to be true and accurate THE PURCHASERS have agreed to purchase the said Plot, admeasuring 1000 sq.mts. fully described in the SCHEDULE II below, for a total consideration of Rs.15,00,000/- (Rupees Fifteen Lakhs Only), free from all encumbrances or charges whatsoever;

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of the price of Rs.15,00,000/- (Rupees ...9/-

Ramiza Shauikh







Fifteen Lakhs Only), paid by THE PURCHASERS to THE VENDORS vide Cheque bearing No.887300, dated 7/6/2014, drawn on the Corporation Bank, Vidyanagar Branch (the receipt whereof THE VENDORS do hereby acknowledge and wherefor THE VENDORS do hereby grant full discharge), THE VENDORS, do hereby TRANSFER BY WAY OF SALE to THE PURCHASERS, the said Plot admeasuring 1000 sq.mts., surveyed under Survey No.114/10 of Xeldem Village, fully described in the SCHEDULE II below, TO HOLD the same, ever hereafter as their own absolutely, free from any encumbrance or charge whatsoever;

2. For the purpose of registration and stamp duty this Deed is valued at Rs.15,00,000/- (Rupees Fifteen Lakhs Only);

3. THE VENDORS do hereby covenant with THE PURCHASERS as follows:

- a) That the title of THE VENDORS in the Plot hereby sold is perfect and unassailable and
...10/-

Ramiza Shaikh

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that THE VENDORS do have the right, power and authority to sell the same, without let or hindrance;

- b) That this sale is made free from any encumbrance or charge whatsoever;
- c) That whensoever reasonably required THE VENDORS shall at the cost of THE PURCHASERS do all that should be necessary or convenient to ensure that THE PURCHASERS peaceably hold and enjoy the Plot hereby sold to them.
- d) That in the event THE PURCHASERS are ever dispossessed from the land hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDORS, THE VENDORS shall fully compensate THE PURCHASERS and shall save THE PURCHASERS from loss.

4. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of

...11/-

Ramiza Shaiikh

Ref 1

Shafiq



Secretary (Revenue) Government of Goa, THE VENDORS hereby declare that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

SCHEDULE I

ALL THAT PROPERTY known as "ZAMBULGALLY (Lote A)", situated at Xeldem Village of Quepem Taluka and Sub-District, District of South Goa, State of Goa, within the jurisdiction of the Village Panchayat of Xeldem, which corresponds 1/3rd of the property described in the Land Registration Office under No.3693 of Book B No.12, and enrolled in the Land Revenue Office under Matriz under Nos. 198 and 199. The said property "ZAMBULGALLY (Lote A)" admeasures 48,308 sq. mts. and is BOUNDED on the EAST by the Public Road which goes from Tilamola to Curchorem, on the WEST by the hilltop and the property of Jose Francisco Furtado, and on the NORTH and SOUTH by the property of the said Furtado.

...12/-

Ramiza Shaikh

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SCHEDULE II

ALL THAT PLOT of the property fully described in the SCHEDULE I above, which admeasures 1000 sq.mts. (one thousand square metres), and is surveyed under Survey No.114/10 of Xeldem Village and is presently BOUNDED on the EAST by Public Road, on the WEST by the part of the property described in the SCHEDULE I above, belonging to Mablū Santu G. Dessai and others, on the NORTH by the part of the bigger property sold to Felicidade Fernandes and on the SOUTH by the part of the bigger property sold to Vithai Lotlecar and Premila Lotlicar.

IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto, have set and affixed their photographs, signatures and finger prints in the presence of Witnesses.

...13/-

Ramiza Shaiikh

1971

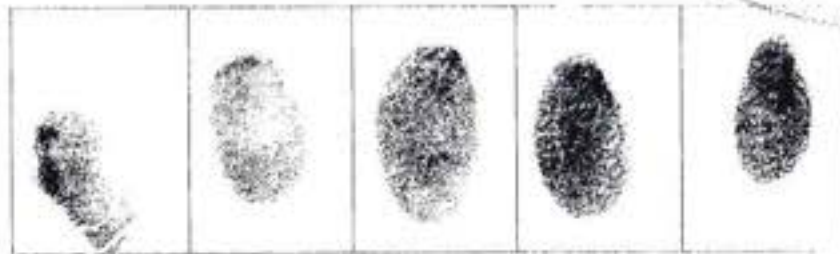
THE VENDORS:

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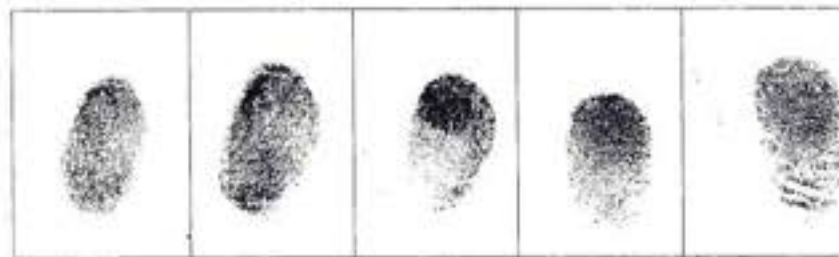


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1.
(Mrs. RAMIZA SHAIKH)



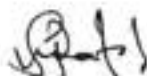
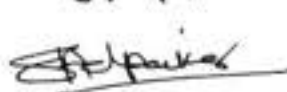
(Right hand finger impressions of
Mrs. RAMIZA SHAIKH)



(Left hand finger impressions of Mrs.
RAMIZA SHAIKH)

...14/-

Ramiza Shaikh



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2.
(Mr. SHAIK MOHAMMED
RAFIK alias RAFIK SHAIKH)



(Right hand finger impressions of
Mr. SHAIK MOHAMMED RAFIK alias
RAFIK SHAIKH)



(Left hand finger impressions of
Mr. SHAIK MOHAMMED RAFIK alias
RAFIK SHAIKH)

...15/-

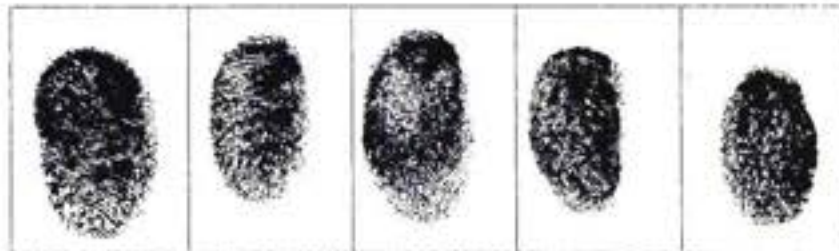
Ramiza Shaikh

Ref:1
Belpuri

THE PURCHASERS:



1.
(Shri. SANDEEP
ROHIDAS ADPAIKAR alias
SANDIP ROHIDAS ADPAIKAR)



(Right hand finger impressions of Shri.
SANDEEP ROHIDAS ADPAIKAR alias
SANDIP ROHIDAS ADPAIKAR)



(Left hand finger impressions of
Shri. SANDEEP ROHIDAS ADPAIKAR
alias SANDIP ROHIDAS ADPAIKAR)

...16/-

Ramiza Shaiikh

Adpaikar

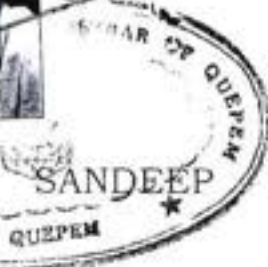


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2.

(Smt. SHWETA SANDEEP ADPAIKAR)



(Right hand finger impressions of Smt. SHWETA SANDEEP ADPAIKAR)



(Left hand finger impressions of Smt. SHWETA SANDEEP ADPAIKAR)

WITNESSES:

1. Wg (Adu. Cesar Vaz) (Mangao - Goa)
2. R. Xavier (Rachel Xavier) (Mangao - Goa)

Ramiza Shaikh

Shaf

Adpaikar

REGISTRAR

PLAN

SHOWING THE PROPERTY KNOWN AS
"AMBUL GALLY", BEARING SURVEY NO. 114/10,
SITUATED AT XELDEM VILLAGE OF QUE-
PEM TALUKA, BELONGING TO MRS. CRIS-
TINA DEGRAS CARDOZO & MR. AFRO BENTO
CARDOZO AND SOLD TO MRS. RAMIZA
SHAIKH.



SCALE:- 1:1000

AREA:- 1000.00 sq. Mts.



Ramiza Shaikh

[Signature]

VENDORS.

[Signature]

[Signature]

PURCHASER



Office of Sub-Registrar Quepem

Government of Goa

Print Date & Time : 02-07-2014 11:48:39 AM

Document Serial Number : 611

Presented at 11:02:00 AM on 02-07-2014 in the office of the Sub-Registrar(Quepem) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	30000.00
2	Processing Fees	250.00
	Total :	30250.00

Stamp Duty Required: 45000.00

Stamp Duty Paid: 45000.00

Sandeep Rohidas Adpaikar presenter

Name	Photo	Thumb Impression	Signature
Sandeep Rohidas Adpaikar, s/o Rohidas Noni Adpaikar , Married, Indian, age 42 Years, Service, r/o 30/C, Layemati, Davorlim, Navelim, Salcete Goa.			

Endorsements

Executant

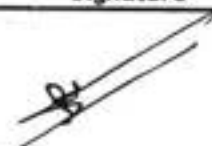
1 . Ramiza Shaikh, d/o Shaikh Abdul Raheman, Married, Indian, age 45 Years, House-Wife, r/o H. No. 371, Kakoda, Curchorem Goa.

Photo	Thumb Impression	Signature

2. Shaik Mohammed Rafik, s/o Shaikh Shamshuddin, Married, Indian, age 48 Years, Business, r/o H. No. 371, Kakoda, Curchorem Goa.

Photo	Thumb Impression	Signature
		

3. Sandeep Rohidas Adpaikar, s/o Rohidas Noni Adpaikar, Married, Indian, age 42 Years, Service, r/o 30/C, Layemati, Davorlim, Navelim, Salcete Goa.

Photo	Thumb Impression	Signature
		

4. Shweta Sandeep Adpaikar, d/o Datta Shiva Vaigankar, Married, Indian, age 37 Years, Service, r/o 30/C, Layemati, Davorlim, Navelim, Salcete Goa.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Cesar Vas, s/o Teofilo Vas, Married, Indian, age 43 Years, Advocate, r/o Margao Goa.	


 REGISTRAR
 CUPREM

Book-1 Document
Registration Number QPM-BK1-00613-2014
CD Number QPMD3 on
Date 02-07-2014

Sub-Registrar (Subs)
RECEIVED
02-07-2014

Scanned By:-

T. M. Chaudhary

Signature:-

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Designed and Developed by C-DAC, ACTS, Pune