

गोवा GOA

001294

Serial No. 4408 Place of Vendor, Panaji, Date 19/5/07

Value of Stamp Paper 5000 -

Name of Purchaser Amey Singnapurkar

Residence Mafusa Name of Father [Signature]

Purpose Transacting

Parties

Manoj R. Joshi
Opp. Secretariate
Panaji, Goa
Lic. No. 57392

[Signature]
Sign. of Stamp Vendor

[Signature]
Sign. of Purchaser

Presented at the Office of
Sub-Registrar of Bardez
between the hours of 2.45 to 7.30 P.M.
21/5/07

Registration 60 80000/-
Copying (Books) 90 ✓
Copying endorsement 10 ✓
Total 160
Ref. No. 341199 81000/-

Singnapurkar

[Signature]
SUB-REGISTRAR
BARDEZ

[Signature]
SUB-REGISTRAR
BARDEZ

DEED OF SALE

[Signature] [Signature] [Signature] Singnapurkar



गोवा GOA

Serial No. 4409 Place of Vendor, Panaji, Date 19/5/07

108110

Manoj R. Joshi
Opp. Secretariate
Panaji - Goa
Lic. No. 5/1992

Value of Stamp Paper 500
Name of Purchaser Amey Sinhapurkar
Residence Mapusa Name of Father _____
Purpose _____ Transacting Parties

Manoj R. Joshi
Sign. of Stamp Vendor

Amey Sinhapurkar
Sign. of Purchaser



This Sale Deed is made at Mapusa, Taluka and

Amey Sinhapurkar 2 Amey Sinhapurkar Amey Sinhapurkar



गोवा GOA



Serial No. 4412 Place of Vendor, Panaji, Date 19/5/07
 Value of Stamp Paper 500
 Name of Purchaser Amey Singnapurkar
 Residence Mapusa Name of Father _____
 Purpose _____ Transacting Parties _____
 Manoj R. Joshi
 Opp. Secretariate
 Panaji - Goa
 Lic. No. 5/1992
 Sign. of Stamp Vendor

108113

Sign. of Purchaser

BETWEEN :

(1) Mr CHARLES D'SOUZA,, son of Joseph D'Souza,

Singnapurkar

5

Charles D'Souza



Serial No. 4413 Place of Vendor, Panaji, Date 19/5/07 108414
 Value of Stamp Paper 500
 Name of Party to be Amey Singapurkar
 Residence Mapusa Name of Father _____
 Purpose _____ Transacting _____
 Parties _____
 Sign. of Stamp Vendor [Signature] Sign. of Purchaser [Signature]

age 53 years, married, and his wife;

[Signature]
Singapurkar

6

[Signature]
K. Souza



108415

Manoj R. Joshi
 Opp. Secretariate
 Panaji - Goa
 Lic. No. 5/1992

Serial No. 4414 Place of Vendor, Panaji, Date 19/5/07
 Value of Stamp Paper 500

Name of Purchaser Amey Singnapurkar
 Residence Mopusa Name of Father _____
 Purpose _____

Transacting Parties
 Sign. of Stamp Vendor [Signature] Sign. of Purchaser [Signature]

(2) Mrs CORINA D'SOUZA, age 47 years, married;

[Signature]
Singnapurkar

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[Signature]
D'Souza



both of them Indian Nationals, residents of H.No. 20/7, St. Anthony's Vaddo, Colvale, Goa, hereinafter called "the Vendors" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) OF THE ONE PART.

A N D

- (1) Mr AMEY SIGNAPURKAR, son of Tushar Vishnu Singnapurkar, age 25 years, and his wife;
- (2) Mrs. PALLAVI A. SINGNAPURKAR, daughter of Shri Madhukar Belekar, age 24 years, both Indian National, residing 424 G, Canca Bandh, P.O. Parra, Goa, hereinafter called "the Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their


Singnapurkar


K. Sauga




respective heirs, legal representatives, administrators and assigns) OF THE OTHER PART;

WHEREAS:

- (1) The Vendors herein are the owners in possession of the property described in the schedule hereunder written together with the old house/structure standing thereon, hereinafter called "the said property";

- (2) The said property was originally owned and possessed exclusively by one Rosy D'Souza who along with her husband Joseph D'Souza gifted the same to the Vendor No.1 herein under a Deed of Gift dated 4.1.1994 duly registered in the Office of the Sub Registrar of Bardez at Mapusa, Goa.


Binayapurban



Rosy D'Souza

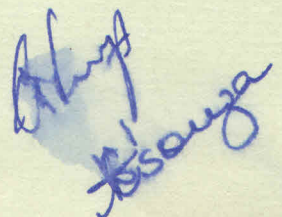


(3) The Vendors who are married under the law of Communion of assets have now agreed to sell and the Purchasers have agreed to purchase the said property at or for a total consideration of Rs. 4,00,000/- (Rupees four lakhs Only) which also represents its present market value of the same, and on the terms and conditions more particularly set out hereinafter.

NOW THIS DEED OF SALE WITNESSES :


That in pursuance of the said agreement and in consideration of the sum of Rs. 4,00,000/- (Rupees four lakhs Only) already paid by the Purchaser to the Vendors before execution of these presents (the receipt of which amount the Vendors do hereby admit and acknowledge) the vendors as the absolute owners of the said property described in the schedule hereunder written, do hereby convey,



Rajyogpurkar,


K. S. Sastry



transfer and assure unto the Purchasers by way of SALE all that the said property, more particularly described in the schedule hereunder written, and better clearness delineated on the plan thereof hereto annexed and is marked thereon with red coloured lines, together with the structure standing thereon and further with all rights in all and singular the trees, plants, shrubs, ways, paths, passages, water, watercourses light, liberties, privileges, easements, profits, advantages, rights, members and appurtenances, whatsoever, to the said land or ground structure/old house hereditament and premises or any part thereof belonging or in the said land or ground structure/old house hereditament and premises or any part thereof belonging or in any wise appertaining with the same or any part thereof or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed



Bingnapunka


K. Souza



or reputed or known as part or member thereof and to belong or be appurtenant thereto and all the rights and shares in ALL THE ESTATE right, title, interest, claim, and demand whatsoever at law and in equity of the vendors into or out of or upon the said land structure/old house hereditament and premises or any part thereof TO HAVE AND TO HOLD ALL and singular the said land hereditament and premises hereby conveyed, transferred and assured or intended or expressed so to be with all their rights, members and appurtenances thereto, (all which are hereinafter called "the said premises") unto And To the Use and benefit or the purchasers forever SUBJECT to the payment of the rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Village Panchayat or any other local or public body or authority in respect thereof.


S. Srinivasan


S. Srinivasan


AND the vendors do hereby for themselves or their executors, administrators, covenant with the purchasers as under:-

THAT the vendors now have in themselves good right, full power and absolute authority to convey, transfer and assure the said property hereby conveyed, transferred and assured or intended so to be unto and the use of the purchasers in the manner aforesaid;

AND THAT it shall be lawful for the purchasers from time to time and at all times hereafter in respect of the rights and shares, to peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said property hereby conveyed transferred and assured with their appurtenances and structure/old house and receive the rents, issues and profits thereof and of every part thereof to and for their own use and benefit




Satyendra Kumar


K. Souza

without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the vendors or by any persons lawfully or equitably claiming or to claim by from under in trust for them or any of them.



AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the vendors and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made executed, occasioned or suffered by the vendors or by any other person or persons lawfully or equitably claiming or to claim by from or in trust for them or any of them.


[Handwritten signature]
Srinivasan

[Handwritten signature]
Srinivasan



AND FURTHER THAT they the vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises in respect to the said premises hereby granted, conveyed, transferred and assured or any part thereof, by, from, under or in trust for them the vendors or their heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the purchasers do and execute or cause to be done and executed all such further and other lawful whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the purchasers their successors or assigns or their counsel-in-law and assuring the said premises and every part thereof hereby conveyed, transferred and assured unto and to the use of the purchaser in the manner aforesaid.


Bingapuram



Esauza




AND that the Purchasers shall be entitled to get the necessary mutation in Survey records carried out in his favour by getting his name recorded in the occupant's column in place of the name of Charles Francis D'Souza and the Vendors have no objection for the same.

AND further that the Vendors also do not have any objection for transfer of the house tax records in respect of the said old house/structure standing on the said property bearing Village Panchayat House No. 20/7 to the name of the Purchasers and they hereby authorise the purchasers to obtain such transfer in his favour.

Today the Vendor has handed over the vacant peaceful possession of the "Said property" to the Purchasers. The Purchasers shall use the said property or any part thereof or permit the same to be used for any purpose.


Singnapurkar


D'Souza



The Vendor shall pay with interest (if any) all taxes, charges, penalties, debts due and payable to the Municipal Corporation and or any Government, Semi-Government Authority, Corporation, Persons, private individuals which has been due and payable on or before the execution of this Sale Deed of the said property.


In witness whereof the parties hereto have executed these presents the day date and year first hereinabove written:

SCHEDULE (I) HEREINABOVE REFERRED TO:

(Description of the entire property)

All that property known as "ANTHONY WADDO" admeasuring 725 sq mts, situated at Colvale, Taluka and Registration Sub-District of Bardez, State of Goa, described in the Land Registration Office nor enrolled in the Taluka Revenue Office


Singapurkar


Souza

but surveyed under Survey No 242 Sub-Division No 2 of Village Colvale, the said property being bounded as under :-

East : by land bearing S. No.242/3;


West : by land bearing s.No.242/1;

North : by road;

South : by land bearing S.No. 242/1;

These exists and old structure/house on the said property which bears Village Panchayat House No.20/7;




Singrajankar


K. Saunze

SIGNED SEALED AND DELIVERED
by the withinnamed
"The Vendors"





(1) MR. CHARLES D'SOUZA




L.H.P.

R.H.P.

1. 


1. 

2. 

2. 

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3. 

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Singnapurkar


D'Souza

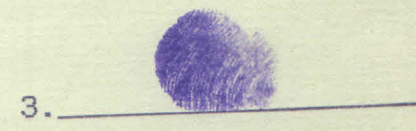
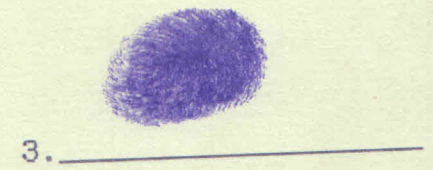
D'Souza

(2) MRS. CORINA D'SOUZA



L.H.P.

R.H.P.




Bangalore

20



D'Souza

SIGNED SEALED AND DELIVERED
by the withinnamed
"the Purchasers"



[Handwritten signature]

(1) MR. AMEY SINGNAPURKAR
L.H.P.

[Handwritten signature]

R.H.P.



[Handwritten signature]
Singnapurkar

[Handwritten signature]



21

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Souza

Singnapurkar

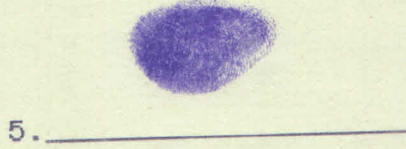
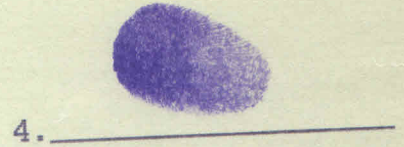
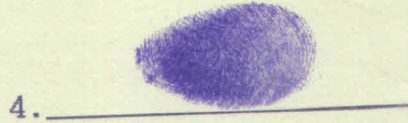


(2) MRS. PALLAVI A. SINGNAPURKAR

Singnapurkar

L.H.P.

R.H.P.



Singnapurkar

Shree

Sauza

In the presence of :-

- 1. Phugate
- 2. Dsouza



[Signature]
Shrinagarikan

[Signature]

[Signature]
Dsouza

1) Mr Charles D'Souza, son of Joseph D'Souza, age 53 years, married

2) Mrs. Conira D'Souza, age 47 years, married, both of them Indian Nationals
210 H-NO 2017, St. Anthony's Vaddo Colvale, Goa.

3) Mr. Arney Signapurkar, son of Tushar Vishnu Signapurkar age 25 years

4) Mrs. Pallavi A. Signapurkar, do sri Madhukar Belekar, age 24 years, both Indian Nationals
residing at 424 G, Cenca Bandh, P.O. Parra, Goa

executing party ies 1 to 4

admits execution of the so called

1) Arney



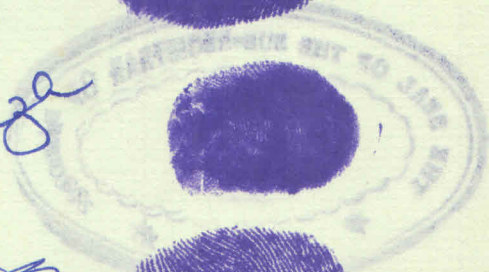
2) D'Souza



3) [Signature]



4) Signapurkar



Ryan Deane of 47th St
Club Deane unmd, Devic n
Dome (2) Dinter nlos Chelct, se
214 n unmd busness number

State that they personally know
the above executants
..... and identify him/them.

1/ Deane

2/ Dinger

number 214 st was

u

SUB-REGISTRAR
BARDEZ

registered No. 2674
at pages 255 to 278
Book No. I Volume No. 2137
date 24th May 2002

[Signature]

Sub-Registrar

