

For CITIZEN CREDIT
CO-OP. BANK LTD.

Authorized Signatory

Chyres Two tables twenty seven thousand five hundred

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD

भारत 27319
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NON JUDICIAL गोंय (Only)
JAN 19 2021



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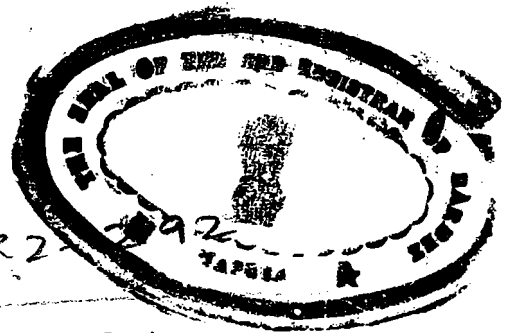
R.0227500/- PB7147

INDIA

STAMP DUTY

GOA

Name of Purchaser DINESH DHANWANI & NITESH PANTWANI



Si. No. 2021-BR2-
21/01/2021

DEED OF SALE

This DEED OF SALE is executed at Mapusa, Goa on this

21st day of January 2021

2021
21/01/2021

21/01/2021

BETWEEN

1. **MRS. LUCIANA D'SOUZA**, Married, Housewife, age 63 years, daughter of John Dsouza, wife of Antonio Joao De Souza, Indian national, holder of PAN Card No. [REDACTED], AADHAAR Card No. [REDACTED] and Mobile no. [REDACTED] and her husband



2. **MR. ANTONIO JOAO DESOUSA**, Married, Retired, age 71 years, son of late Jose De Souza, holder of PAN Card No. [REDACTED], AADHAAR Card No. [REDACTED] and Mobile no. [REDACTED], Indian national, Both residents of House no. 4/150 A(1), Agarwado, Calangute, Bardez, Goa (hereinafter referred to as **'THE VENDORS'** which term and expression shall unless repugnant to the context and meaning thereof be deemed to mean and include their heirs, legal representatives, assigns, executors or any other person or person legally, equitably or otherwise claiming through them)

OF THE ONE PART

AND

1. **MR. DINESH SURESH DHANWANI**, Married, Business, age 36 years, son of Suresh Lalchand Dhanwani, holder

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of PAN Card No. [REDACTED], AADHAAR Card No. [REDACTED] and Mobile no. [REDACTED], Indian national, resident of Flat no. 1, Poonam Society, near UMC, near HDFC Bank, Ulhasnagar-3, Thane, Maharashtra 421002

2. **MR. NITESH VIJAY PANJWANI**, Married, Business, age 33 years, son of Vijay Sadharam Panjwani, Holder of PAN Card No. [REDACTED], AADHAAR Card no. [REDACTED] and Mobile no. [REDACTED], Indian national, resident of 382/1A, Takala Road, opp. Shahu Swimming Tank, Takala, Rajarampuri, Karvir, Kolhapur, Maharashtra 416008 (hereinafter referred to as **"THE PURCHASERS"** which term and expression shall unless repugnant to the context and meaning thereof be deemed to mean and include their heirs, legal representatives, assigns, executors or any other person or person legally, equitably or otherwise claiming through them) **OF THE OTHER PART**

WHEREAS by virtue of Deed of Notarial Justification dated 11-07-1963 drawn in the Office of Notary Public of Judicial Division of Bardez Mr. Camilo Manuel Antonio Henrique do Rosario e Souza in Book no. 640 at page 18




onwards, Mr. Manuel Salvador De Souza and his wife Maria Tereza Saldanha became lawful owners in possession of the property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' situated at Marra, Pilerne, Bardez, Goa.

AND WHEREAS by Deed of Sale dated 04th May 1976 duly registered in the Office of Sub-Registrar of Ilhas at Panaji under No. 382 at pages 297 to 302 of Book No.1 Volume 100 dated 22-05-1976, the said Manuel Salvador De Souza and his wife Maria Tereza Saldanha sold a part of the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' situated at Marra, Pilerne, Bardez, Goa admeasuring 2222.40 square metres in equal parts to Mr. Narayan Shabi Agarvadekar and Mr. Krishnanath Vassu Malvankar.

AND WHEREAS part of the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' situated at Marra, Pilerne, Bardez, Goa purchased by the said Narayan Shabi Agarvadekar and the said Krishnanath Vassu Malvankar by Sale Deed dated 04-05-1976 is surveyed under Survey no. 94 sub-



Manuel Salvador De Souza
Maria Tereza Saldanha

Narayan Shabi Agarvadekar
Krishnanath Vassu Malvankar

division no. 3 of Marra village under the name Salichem Bhat admeasuring 2050 square metres and bounded on the East by property bearing survey no. 94/4, on the West by property bearing survey no. 94/2, on the North by property bearing survey no. 95 and on the South by public road.

AND WHEREAS by Deed of Sale dated 31st January 1993 duly registered in the Office of Sub-Registrar of Ilhas at Panaji under No. 794/93 filed in Book I dated 09-06-1993, the said Krishnanath Vassu Malwankar and his wife Radhabai Krishnanath Malwankar and the said Narayan Shabi Agarwadekar and his wife Laxmi Narayan Agarwadekar sold part of the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' situated at Marra, Pilerne, Bardez, Goa, surveyed under Survey No. 94 sub-division no. 3 of Marra village jointly to Mrs. Luciana D'Souza and Mrs. Perpetina Georgina Arcanjela Fernandes and the names of Luciana D'Souza and Perpetina Georgina Arcanjela Fernandes were recorded in the column of Occupant in Form I & XIV of Survey no. 94 sub-division no. 3 of Marra village after they

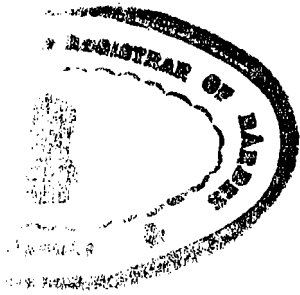


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purchased part of the said property by Sale deed dated 31-01-1993.

AND WHEREAS as per recital of the said sale deed dated 31-01-1993 it was agreed between the Purchasers that after the purchase they will partition the property purchased by them by the said sale deed dated 31-01-1993 into two halves, one half towards the east will be owned and possessed by the Purchaser Luciana D'Souza and the other half towards the west will be owned and possessed by the Purchaser Mrs. Perpetina Georgina Arcanjela Fernandes.



AND WHEREAS the said Perpetina Georgina Arcanjela Fernandes expired on 12-05-1996 and after her death her husband Salino Anthony Fernandes alias Marcus Max Fernandes filed Inventory Proceedings No. 113/1996 in the Court of Civil Judge Senior Division at Mapusa to partition the properties left by her and half of said property known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' situated at Marra, Pilerne, Bardez, Goa admeasuring 2050 square metres and surveyed under survey no. 94 sub-division no. 3 of Marra village was listed under Item no. 1 in Description

of assets and was allotted to her husband the Applicant/Head of Family Salino Anthony Fernandes alias Marcus Max Fernandes as he was the only heir with right to the assets by Order dated 30-01-1997 passed in the said Inventory Proceedings.

AND WHEREAS the said Salino Anthony Fernandes alias Marcus Max Fernandes filed case under Goa Land Revenue Code in the Court of Deputy Collector II at Mapusa to partition the said property surveyed under Survey no. 94 sub-division no. 3 of Marra village and Deputy Collector & S. D. O. Mapusa by Order dated 13-07-2015 passed in the said case confirmed the partition carried out by Inspector of Survey & Land Records, City Survey Mapusa and as per said partition the plot of the said property bearing survey no. 94/3 allotted to the said Salino Anthony Fernandes alias Marcus Max Fernandes is now surveyed under Survey no. 94 sub-division 3-A of Marra village admeasuring 1025 square metres and the name of Salino Anthony Fernandes alias Marcus Max Fernandes is recorded in the column of Occupant in Form I & XIV of Survey no. 94 sub-division 3-A of Marra village and the plot of the said property allotted to the said Luciana D'Souza Vendor no.1 herein



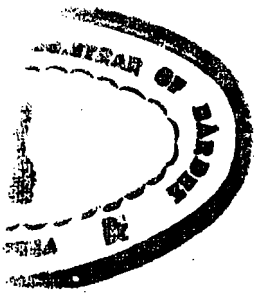
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is now surveyed under Survey no. 94 sub-division 3 of Marra village admeasuring 1025 square metres and the name of Luciana D'Souza is recorded in the column of Occupant in Form I & XIV of Survey no. 94 sub-division 3 of Marra village.

AND WHEREAS the Purchasers approached the Vendors and offered to purchase in equal shares the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' situated at Marra, Pilerne, Bardez, Goa admeasuring 1025 square metres and surveyed under survey no. 94 sub-division no. 3 of Marra village more fully described in the Schedule hereunder written for the price of Rs. 65,00,000/- (Rupees Sixty Five Lakhs Only) and the said offer of the Purchasers has been accepted by the Vendors.

AND WHEREAS the Vendors have agreed to sell to the Purchasers in equal shares the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' situated at Marra, Pilerne, Bardez, Goa admeasuring 1025 square metres and surveyed under survey no. 94 sub-division no. 3 of



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Marra village more fully described in the Schedule hereunder written for the price of Rs. 65,00,000/- (Rupees Sixty Five Lakhs Only), which is its present market value.

**NOW THEREFORE THIS DEED OF SALE WITNESSES AS
UNDER**

1. In pursuance of the said agreement and in consideration of the sum of Rs. 65,00,000/- (Rupees Sixty Five Lakhs only)), out of which the Purchasers have deducted a sum of Rs. 24375/- (Rupees Twenty Four Thousand Three Hundred Seventy Five only) towards TDS deducted @ .75% of the sale consideration of Rs.32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand Only) payable to Vendor no. 1 and a sum of Rs. 24,375/- (Rupees Twenty Four Thousand Three Hundred Seventy Five only) towards TDS deducted @ .75% of the sale consideration of Rs.32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand Only) payable to the Vendor no. 2 in terms of the provisions of the Income Tax Act 1961 (the payment of which amount Vendors hereby admit and acknowledge) and after deducting the said sum of Rs. 48,750/- (Rupees Forty Eight Thousand Seven Hundred Fifty Only) paid towards TDS from the sale consideration of Rs. 65,00,000/- (Rupees Sixty Five lakhs Only) payable to the Vendors, the Purchasers have paid to the Vendors a sum of Rs.64,51,250/- (Rupees Sixty Four Lakhs Fifty One Thousand Two Hundred Fifty



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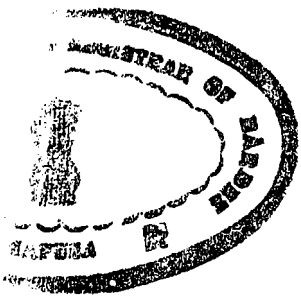
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only) out of which Rs.32,25,625/- (Rupees Thirty Two Lakhs Twenty Five Thousand Six Hundred and Twenty Five Only) is paid by Purchaser No.1 Dinesh Suresh Dhanwani to the Vendors as under :

i) Rs.3,00,000/- (Rupees Three Lakhs Only) by cheque no. 018679 dated 5/11/2020 drawn on ICICI Bank, Karwar to Vendor no.2

ii) Rs.29,25,625/- (Rupees Twenty Lakhs Twenty Five Thousand Six Hundred and Twenty Five Only) by RTGS to Savings bank account no. 043200101002391 of Corporation Bank, Mumbai, Andheri West of Vendor no.1

iii) Rs.32,25,625 (Rupees Thirty Two Lakhs Twenty Five Thousand Six Hundred and Twenty Five Only) is paid by Purchaser no.2 Nitesh Vijay Panjwani by RTGS to Savings Bank Account no: 043200101002391 of Corporation Bank, Mumbai, Andheri West of Vendor no.1, the receipt whereof the Vendors hereby admit and acknowledge and of from the same and every part thereof acquit, release and discharge the Purchasers, the Vendors do hereby convey, transfer and assign by way of sale to the Purchasers in equal shares the said property known as 'SANY BATTA' also known



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as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' situated at Marra, Pilerne, Bardez, Goa admeasuring 1025 square metres and surveyed under survey no. 94 sub-division no. 3 of Marra village more fully described in the Schedule hereunder written (hereinafter referred to as the "said property") together with the rights, easements, privileges, liberties, privileges, advantages and appurtenances whatsoever to the said property belonging or in any way appertaining to the said property to the Purchasers TO HAVE AND TO HOLD the same as its absolute owners.



3. The amounts contributed by the Purchasers towards payment of TDS and balance consideration amount of Rs. 64,51,250/- (Rupees Sixty Four Lakhs Fifty One Thousand Two Hundred and Fifty Only) is as per their agreed shares in the said property purchased by them by this Sale Deed as mentioned herein (i) Purchaser no. 1 Dinesh Suresh Dhanwani has contributed a sum of Rs. 32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand Only), being Rs. 24,375/- (Rupees Twenty Four Thousand Three Hundred and Seventy Five Only) towards payment of TDS and Rs. 32,25,625/- (Rupees Thirty Two Lakhs Twnety Five Thousand Six Hundred and Twenty Five Only) towards payment of balance consideration to Vendors, (i) Purchaser no. 2 Nitesh Vijay Panjwani has contributed a sum of Rs. 32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand

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Only), being Rs. 24,375/- (Rupees Twenty Four Thousand Three Hundred and Seventy Five Only) towards payment of TDS and Rs. 32,25,625/- (Rupees Thirty Two Lakhs Twenty Five Thousand Six Hundred and Twenty Five Only) towards payment of balance consideration to Vendors.

4. The Vendors have handed over today to the Purchasers absolute possession of the said property more fully described in the Schedule hereunder written and the Purchasers shall at all times hereafter peaceably and quietly possess and enjoy the same and every part thereof without any lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from, or in trust from the Vendors or from any of their predecessors in title.



5. The Vendors hereby declare that from the date of execution of this Deed, the ownership and the title of the said property shall completely vest in the Purchasers and the Vendors acknowledge the Purchasers as the absolute owners of the said property.

6. The Vendors covenant with the Purchasers as under:-

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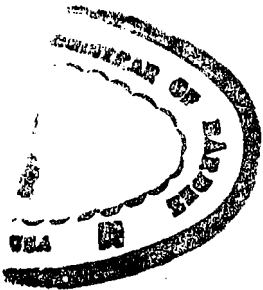
- a. That the Vendors have good title, right, power and absolute authority to grant, sell, assign, convey and assure the said property described in Schedule hereunder written in favour of the Purchasers.
- b. That the Purchasers shall henceforth be the sole owners in possession of the said property to the exclusion of all others.
- c. That the Purchasers enjoyment of the said property shall henceforth not be disturbed, meddled with or interfered with by the Vendors or any other party claiming through or on behalf of the Vendors.
- d. That the Vendors have received full and final consideration towards sale of the said property from the Purchasers and admit that they have no further claim against the Purchasers.
- e. That the Vendors have paid all dues, taxes and charges to the relevant authorities or persons pertaining to the said property up to the date of execution of this document.



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- f. That the Purchasers shall deal with the said property described in Schedule hereunder written in any manner and of their free own will.
- g. That the said the said property is free from encumbrances and the Vendors have a clear and marketable title to the said property.
- h. The Vendors have not sold the said property or entered into any prior agreement for sale and/ or any other arrangements for development or otherwise of the said property with any other person/ persons prior to the execution of this deed. The Vendors further declare that they have not created any thirdparty rights of whatsoever nature over the said property.
- i. This Deed does not conflict with any applicable law as on the date hereof or any agreement or document to which the Vendors are party and is not against any court order, judgment or decree applicable to the Vendors.
- j. There are no tenants, occupants, mundkars or squatters having any right in the said property.



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k. The said property is not the subject matter of any dispute or litigation and / or there is no suit or other legal proceeding pending in respect of the same before any court.

7. The said property is not attached by any order or decree of any Court or other judicial or quasi-Judicial or non-judicial authority. Similarly the same is not attached under the Income Tax Act or under other law.

8. The Vendors have not created any lien or owe any debt to any person in respect of the said property.



9. The Vendors have not raised any debts against the security of the said property and the Vendors have not otherwise mortgaged any part of the said property in favour of any bank, financial, institution, company and/or any other person/ persons.

10. The Vendors have not received any notice as regards litigation or any of violation of any law or ordinance, order or requirement affecting the said property.

11. That the Vendors further specifically covenant with the Purchasers as under:

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- a. That the title of the said property is absolutely clear and marketable and that there are no liens restrictions or limitation on the sale of the said property to the Purchasers.
- b. That the said property is in settlement zone.
- c. That they have not received any notice for acquisition or requisition from either Government or from Local bodies in respect of the said property whereby the Vendors are prevented from selling the said property in the manner aforesaid.
- d. That the Purchasers shall hereafter peacefully and quietly enter, own, possess and enjoy the said property without any valid and subsisting claim or demand whatsoever from the Vendors or any person or persons claiming through or under them.
- e. That the Vendors covenant to save harmless and keep indemnified the Purchasers from or against all claims, encumbrances, charges, equities, demands of whatsoever nature that may arise for acts done by them and further agree to save and keep indemnified the Purchasers from and against all losses, damages, claims, or costs which they may



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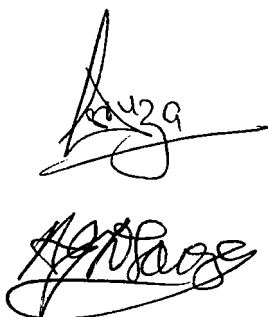
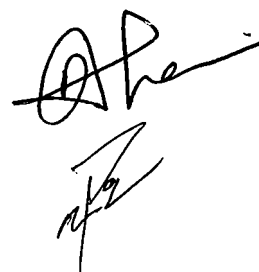
sustain by reason of any and subsisting claim being made by anybody to the said property claiming under or through the Vendors.

f. That besides the Vendors there is/ are no other person/s who can succeed to the said property.

12. That the Vendors hereby give their no objection for mutation of entry in the survey records of the said property of the Purchasers in the column of Occupant of the survey records of the said plot surveyed in the recent survey records under survey no. 94 Sub-Division no. 3 of Marra village.

13. The Purchasers published the Public notice in the daily local Newspaper Navhind Times dated 16/12/2020 inviting objection from the local public and the Purchasers have not received any objection till date.

14. On execution of this Deed of sale the Purchasers shall possess and enjoy the said property as lawful owners without any hindrance or Interference, claims or demands whatsoever from the Vendors or any other person or persons claiming through the Vendors.

15. That in case any defect is found in the title of the Vendors in regards to the said property hereby sold and / or in the present conveyance then the Vendors at the cost of the Purchasers do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the Purchasers for more perfectly conveying the said property unto the Purchasers.

16. The Vendors at the request and the cost of the Purchasers shall sign all letters, execute all documents, affidavits, declaration and other writings necessary for fully transferring the said property hereby sold to the Purchasers as per the true intent and meaning of this deed.

17. The Vendors do hereby covenant with the Purchaser to save harmless and indemnify the Purchasers in case of any loss or damages due to any defect in title of the Vendors demands, liens, whatsoever concerning the said property hereby sold arising from any action of the Vendors.

18. In case any claim arises from any third party or in the event the Purchasers are ever dispossessed from the said property better described in the Schedule hereunder written or any part thereof by reason of any defect in the title of the



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Vendors, the Vendors do hereby agree and undertake to keep the Purchasers fully saved and indemnified.


19. The Vendors shall and will from time to time and at all times hereinafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such acts, deeds or things whatsoever for further better and more perfectly assuring the said property hereby sold and every part thereof unto and to the use of the Purchasers according to the true intent and meaning of this deed as shall or may be reasonably required.

20. Stamp Duty of Rs.2,27,500/- (Rupees Two Lakhs Twenty Seven Thousand Five Hundred Only) is paid for this Sale Deed by the Purchasers.


21. The Vendors and the Purchasers hereby declare that the said property in transaction does not belong to Scheduled Caste/Scheduled Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21-08-1978.

IN WITNESS WHEREOF the Vendors and the Purchasers have signed this Deed of Sale at Mapusa, Goa on the 21st day, January month and Two Thousand and Twenty One year first above written in presence of two attesting witnesses.







SCHEDULE**(DESCRIPTION OF PROPERTY HEREBY SOLD)**

ALL THAT property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' admeasuring 1025 square metres situated at Marra, Pilerne, Bardez, Goa within the limits of Pilerne-Marra Village Panchayat, Bardez Taluka, Bardez Sub-District of Registration District of North Goa, State of Goa, neither described in Land Registration Office nor enrolled in Taluka Revenue Office and surveyed under Survey No. 94 sub-division no. 3 of Marra village under the name Salichem Bhat and bounded as under:-

On the East: By property surveyed under Survey No. 94/4 & 94/4-A

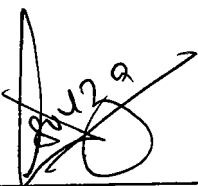
On the West: By property surveyed under Survey No. 94/3-A

On the North: By property surveyed under Survey No. 95

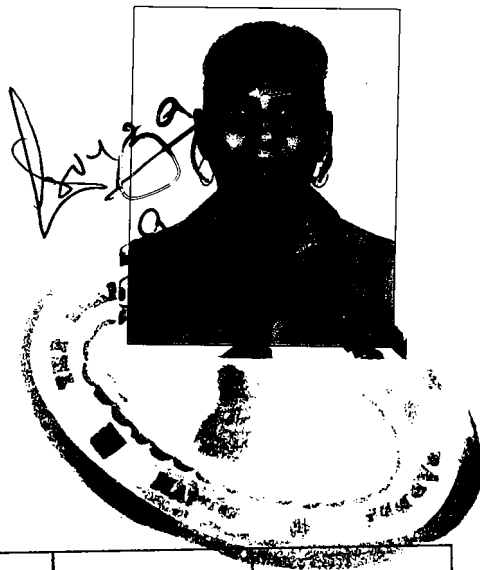
On the South: By public road



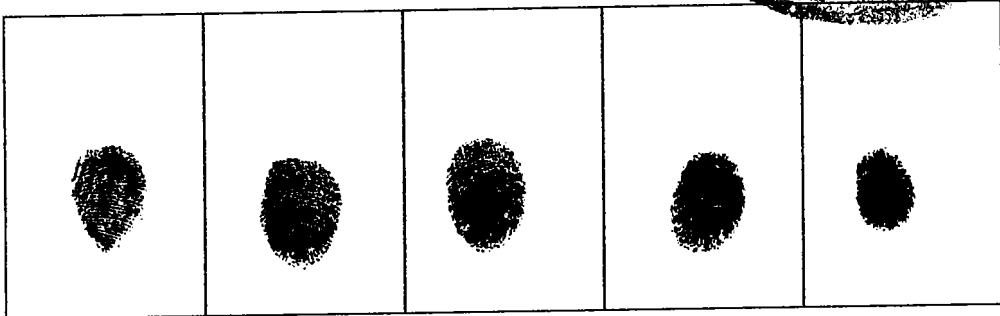
SIGNED AND DELIVERED BY THE
WITHINAMED OWNER /VENDOR NO.1



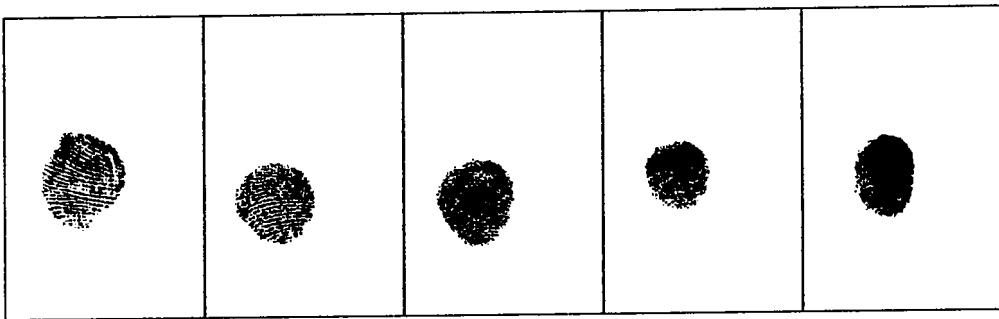
MRS. LUCIANA D'SOUZA



L.H.F.I.



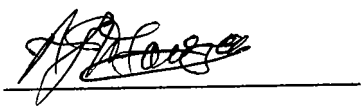
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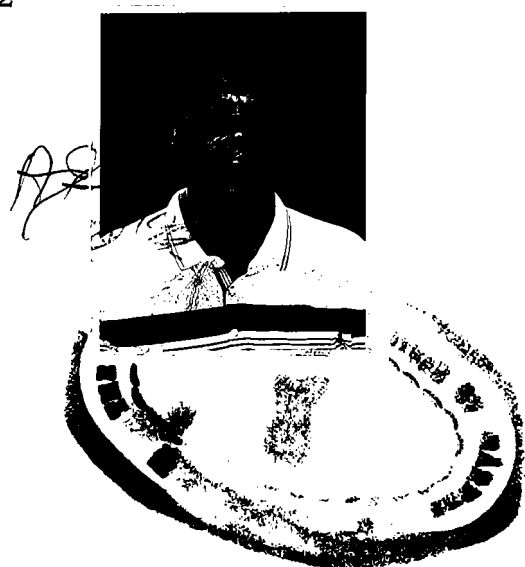




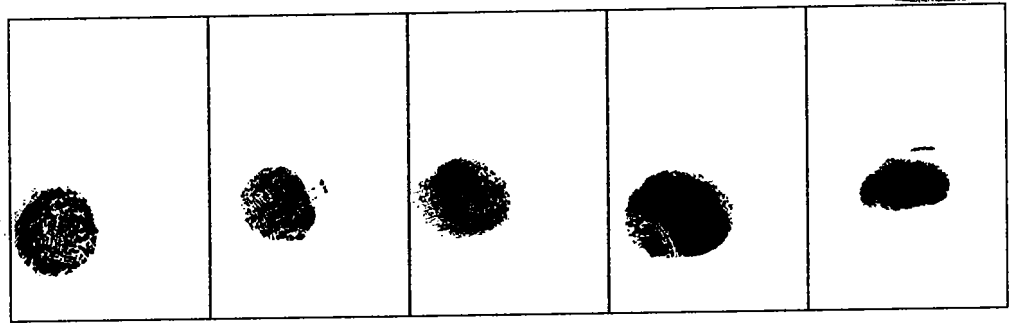
SIGNED AND DELIVERED BY THE
WITHINAMED OWNER /VENDOR NO.2



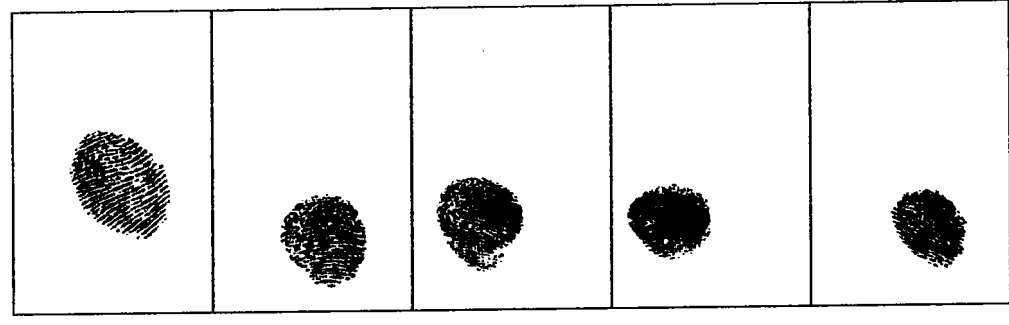
MR. ANTONIO JOAO DESOUZA



L.H.F.I.



R.H.F.I







SIGNED AND DELIVERED BY THE
WITHINAMED PURCHASER NO.1



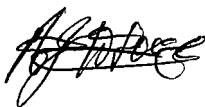
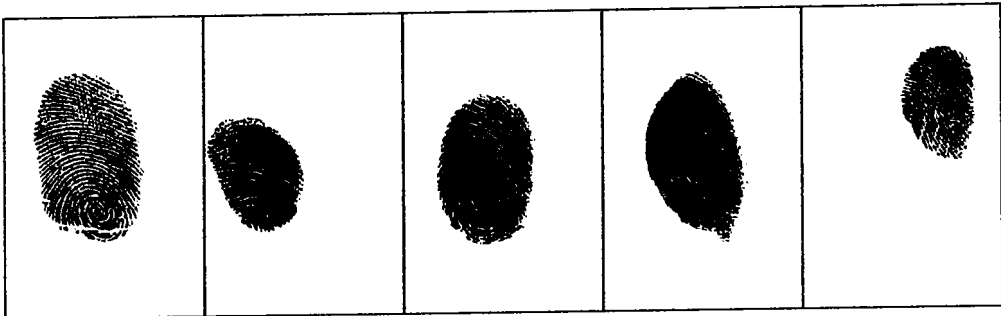
MR. DINESH SURESH DHANWANI



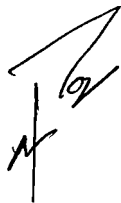
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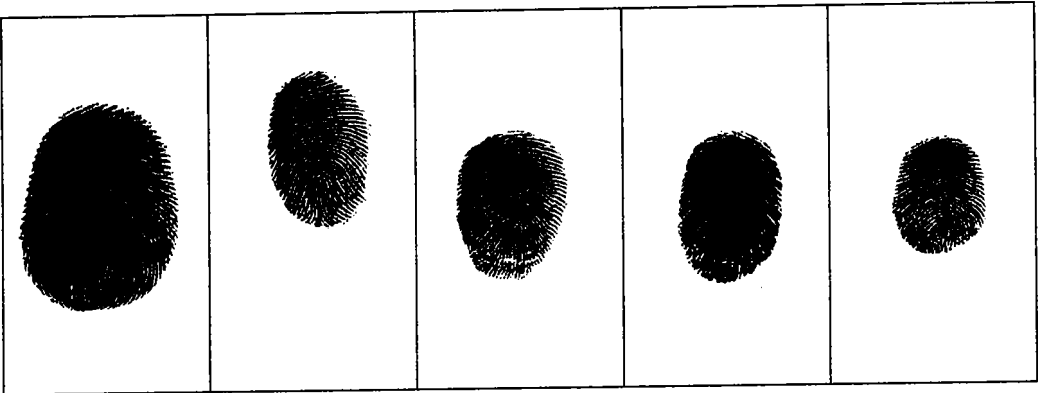
SIGNED AND DELIVERED BY THE
WITHINAMED PURCHASER NO.2



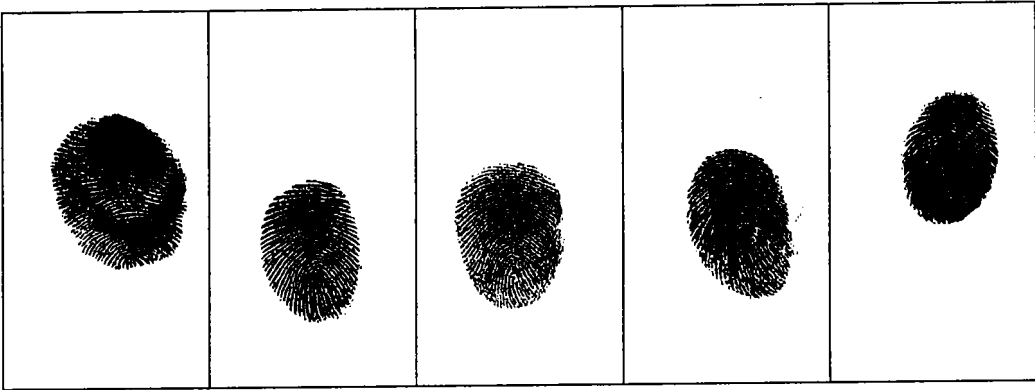
MR. NITESH VIJAY PANJWANI



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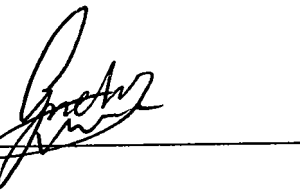
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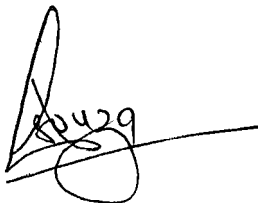
WITNESSES :

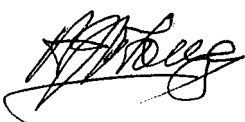
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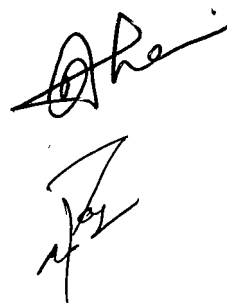
MR. SAIRAJ ULHAS METRI, son of Ulhas Metri, 22 years of age,
Indian national, Bachelor, Service, resident of
16/727, AramaiVaddo, Taleigao, Tiswadi Taluka, Goa
403002, holder of AADHAAR Card no [REDACTED] Mobile no
[REDACTED]

2. 

MR. GAJANAND NARAYAN CHARI, son of Narayan .M.Chari, 55
years, Indian national, Married, Service, resident of House
no:1026, Candolim, Opp.SoliTuide, Bardez Taluka, VTC,
Candolim ,North Goa District Goa, 403515 ,holder of Aadhaar
Card no : [REDACTED], Mobile no : [REDACTED]







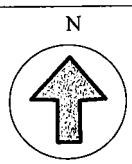
26

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21/01/2021



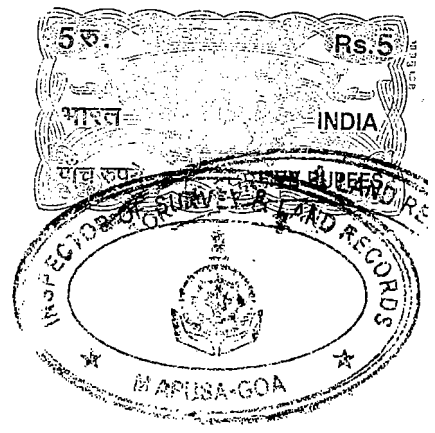
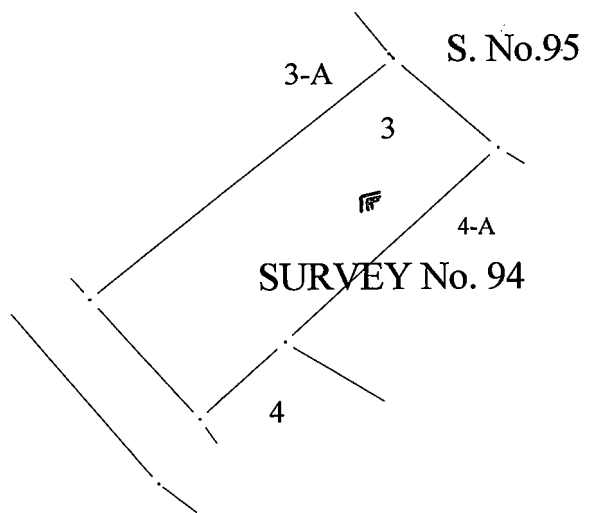
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 6896



Plan Showing plots situated at
Village : MARRA
Taluka : BARDEZ
Survey No./Subdivision No. : 94/ 3
Scale : 1 :1000

[Signature]
(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



Generated By : Pratap Moulkar (D'Man Gr. II)
On : 27-10-2020

[Signature]
[Signature]
Compared By: (FS)



FORM I & XIV

2020-BRZ-292
21/01/2021

27

100011854260

Date : 18/01/2021

नमूना नं 1 व 14

Page 1 of 1

Taluka BARDEZ
तालुका
Village Marra
गांव
Name of the Field Salichem Bhat
शेताचे नांव

Survey No. 94
सर्वे नंबर
Sub Div. No. 3
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
0000.10.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.10.25

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

Pot-Kharab पोट खराब

Remarks शेरा

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	0000.10.25

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	Luciana D'souza		795	

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: हक्क धारक व्यक्तीचे 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 inquiries, please contact the Mamlatdar of the concerned Taluka.

Signature of Mamlatdar

Signature of Officer





Government of Goa
Document Registration Summary 2
Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 21-Jan-2021 01:01:06 pm

Document Serial Number :- 2021-BRZ-292

Presented at 01:01:12 pm on 21-Jan-2021 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	227500
2	Registration Fee	162500
3	Mutation Fees	2500
4	Processing Fee	590
Total		393090

Stamp Duty Required :227500/-







Stamp Duty Paid : 227500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DINESH SURESH DHANWANI ,Father Name:Suresh Lalchand Dhanwani, Age: 36, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Flat no. 1, Poonam Society, near UMC, near HDFC Bank, Ulhasnagar-3, Thane, Maharashtra 421002, Address2 - , PAN No.: [REDACTED]			







Executer


Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	LUCIANA DSOUZA , Father Name:John Dsouza, Age: 63, Marital Status: Married ,Gender:Female,Occupation: Housewife, House no. 4-150 A(1), Agarwado, Calangute, Bardez, Goa, PAN No.: [REDACTED]			
2	ANTONIO JOAO DESOUZA , Father Name:Jose De Souza, Age: 71, Marital Status: Married ,Gender:Male,Occupation: Other, House no. 4-150 A(1), Agarwado, Calangute, Bardez, Goa, PAN No.: [REDACTED]			

3	DINESH SURESH DHANWANI , Father Name:Suresh Lalchand Dhanwani, Age: 36, Marital Status: Married ,Gender:Male,Occupation: Business, Flat no. 1, Poonam Society, near UMC, near HDFC Bank, Ulhasnagar-3, Thane, Maharashtra 421002, PAN No.: [REDACTED]			
4	NITESH VIJAY PANJWANI , Father Name:Vijay Sadharam Panjwani, Age: 33, Marital Status: Married ,Gender:Male,Occupation: Business, 382-1A, Takala Road, opp. Shahu Swimming Tank, Takala, Rajarampuri, Karvir, Kolhapur, Maharashtra 416008, PAN No.: [REDACTED]			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Sairaj Ulhas Metri ,Age: 22,DOB: ,Mobile: 7721860364 ,Email: ,Occupation:Driver , Marital status : Unmarried , Address:403002, 16-727 Aramal vaddo Taleigao Tiswadi Taluka Goa , 16-727 Aramal vaddo Taleigao Tiswadi Taluka Goa , Taleigao, Tiswadi, NorthGoa, Goa			
2	Name: Ganand Narayan Chari ,Age: 55,DOB: 1965-05-25 ,Mobile: 9822153274 ,Email: ,Occupation:Other , Marital status : Married , Address:403515, House no 1026 Candolim Opp Soli Tuide Bardez Taluka North Goa Goa , House no 1026 Candolim Opp Soli Tuide Bardez Taluka North Goa Goa , Candolim, Bardez, NorthGoa, Goa			


 Sub Registrar
 SUB-REGISTRAR
 BARDEZ

Document Serial Number :- 2021-BRZ-292

Document Serial No:-2021-BRZ-292

Book :- 1 Document

Registration Number :- **BRZ-1-277-2021**

Date : 21-Jan-2021



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

SUB-REGISTRAR
BARDEZ

For CITIZEN CREDITTM
CO-OP. BANK LTD.

Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD

भारत 27320

NON JUDICIAL गौजा

145937

JAN 19 2021



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R.0245000/- PB7147

INDIA

STAMP DUTY

GOA

Name of Purchaser DINESH DHANWANI & NITESH PANJWANI



Sr. No. 2021-BR2-282
21/01/2021

DEED OF SALE

This DEED OF SALE is executed at Mapusa, Goa on this

21st day of January 2021

Marce

Qtho

Bernandes

for

BETWEEN

1. **MR. SALINO ANTHONY FERNANDES alias MARCUS MAX FERNANDES alias M. M. FERNANDES**, Married, Service, age 60 years, Indian National, son of Max Fernandes, Holder of PAN Card No. [REDACTED], AADHAAR Card No. [REDACTED] and Mobile no. [REDACTED] and his wife

2. **MRS. ARLENE FERNANDES**, Married, Housewife, age 58 years, daughter of Antony Charles Misquith, wife of Salino Anthony Fernandes, holder of PAN Card No. [REDACTED], AADHAAR Card No. [REDACTED] and Mobile no. [REDACTED], Indian national, both residents of 8-341-2, Marys House, Mobile Tower, Nidambally, Nejar Kallianpura, Udupi, Santhekatte, Karnataka 576105 (hereinafter referred to as **'THE VENDORS'** which term and expression shall unless repugnant to the context and meaning thereof be deemed to mean and include their heirs, legal representatives, assigns, executors or any other person or person legally, equitably or otherwise claiming through them) **OF THE ONE PART**



AND

1. **MR. DINESH SURESH DHANWANI**, Married, Business, age 36 years, son of Suresh Lalchand Dhanwani, holder of PAN Card

Max
Fernandes

Arlene
Fernandes

No. [REDACTED], AADHAAR Card No. [REDACTED] and Mobile no. [REDACTED] Indian national, resident of Flat no. 1, Poonam Society, near UMC, near HDFC Bank, Ulhasnagar-3, Thane, Maharashtra 421002

2. **MR. NITESH VIJAY PANJWANI**, Married, Business, age 33 years, son of Vijay Sadhuram Panjwani, holder of PAN Card No. [REDACTED], AADHAAR Card no. [REDACTED] and Mobile no. [REDACTED], Indian national, resident of 382/1A, Takala Road, opp. Shahu Swimming Tank, Takala, Rajarampuri, Karvir, Kolhapur, Maharashtra 416008 (hereinafter referred to as **"THE PURCHASERS"** which term and expression shall unless repugnant to the context and meaning thereof be deemed to mean and include their heirs, legal representatives, assigns, executors or any other person or person legally, equitably or otherwise claiming through them)



OF THE OTHER PART

WHEREAS by virtue of Deed of Notarial Justification dated 11-07-1963 drawn in the Office of Notary Public of Judicial Division of Bardez Mr. Camilo Manuel Antonio Henrique do Rosario e Souza in Book no. 640 at page 18 onwards, Mr. Manuel Salvador De Souza and his wife Maria Tereza Saldanha became lawful owners in possession of the property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' situated at Marra, Pilerne, Bardez, Goa.

M. C. Hernandez

[Signature]

AND WHEREAS by Deed of Sale dated 04th May 1976 duly registered in the Office of Sub-Registrar of Ilhas at Panaji under No. 382 at pages 297 to 302 of Book No.1 Volume 100 dated 22-05-1976, the said Manuel Salvador De Souza and his wife Maria Tereza Saldanha sold a part of the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' situated at Marra, Pilerne, Bardez, Goa admeasuring 2222.40 square metres in equal parts to Mr. Narayan Shabi Agarvadekar and Mr. Krishnanath Vassu Malvankar.



AND WHEREAS part of the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' situated at Marra, Pilerne, Bardez, Goa purchased by the said Narayan Shabi Agarvadekar and the said Krishnanath Vassu Malvankar by Sale Deed dated 04-05-1976 is surveyed under Survey no. 94 sub-division no. 3 of Marra village under the name Salichem Bhat admeasuring 2050 square metres and bounded on the East by property bearing survey no. 94/4, on the West by property bearing survey no. 94/2, on the North by property bearing survey no. 95 and on the South by public road.

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AND WHEREAS by Deed of Sale dated 31st January 1993 duly registered in the Office of Sub-Registrar of Ilhas at Panaji under No. 794/93 filed in Book I dated 09-06-1993, the said Krishnanath Vassu Malwankar and his wife Radhabai Krishnanath Malwankar and the said Narayan Shabi Agarwadekar and his wife Laxmi Narayan Agarwadekar sold part of the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' situated at Marra, Pilerne, Bardez, Goa, surveyed under Survey No. 94 sub-division no. 3 of Marra village jointly to Mrs. Luciana D'Souza and Mrs. Perpetina Georgina Arcanjela Fernandes and the names of Luciana D'Souza and Perpetina Georgina Arcanjela Fernandes were recorded in the column of Occupant in Form I & XIV of Survey no. 94 sub-division no. 3 of Marra village after they purchased part of the said property by Sale deed dated 31-01-1993.

AND WHEREAS as per recital of the said sale deed dated 31-01-1993 it was agreed between the Purchasers that after the purchase they will partition the property purchased by them by the said sale deed dated 31-01-1993 into two halves, one half towards the east will be owned and possessed by the Purchaser Luciana D'Souza and the other half towards the west will

Luciana D'Souza
Fernandes

Perpetina
Arcanjela

beowned and possessed by the Purchaser Mrs. Perpetina Georgina Arcanjela Fernandes.

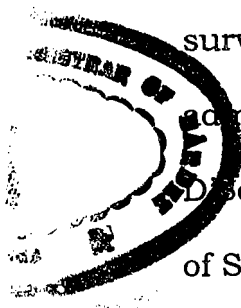
AND WHEREAS the said Perpetina Georgina Arcanjela Fernandes expired on 12-05-1996 and after her death her husband Salino Anthony Fernandes alias Marcus Max Fernandes filed Inventory Proceedings No. 113/1996 in the Court of Civil Judge Senior Division at Mapusa to partition the properties left by her and half of said property known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' situated at Marra, Pilerne, Bardez, Goa admeasuring 2050 square metres and surveyed under survey no. 94 sub-division no. 3 of Marra village was listed under Item no. 1 in Description of assets and was allotted to her husband the Applicant/Head of Family Salino Anthony Fernandes alias Marcus Max Fernandes as he was the only heir with right to the assets by Order dated 30-01-1997 passed in the said Inventory Proceedings.

AND WHEREAS the said Salino Anthony Fernandes alias Marcus Max Fernandes filed case under Goa Land Revenue Code in the Court of Deputy Collector II at Mapusa to partition the said property surveyed under Survey no. 94 sub-division no. 3 of Marra village and Deputy Collector & S. D. O. Mapusa by Order dated 13-07-2015 passed in the said case confirmed

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the partition carried out by Inspector of Survey & Land Records, City Survey Mapusa and as per said partition the plot of the said property bearing survey no. 94/3 allotted to the said Salino Anthony Fernandes alias Marcus Max Fernandes is now surveyed under Survey no. 94 sub-division 3-A of Marra village admeasuring 1025 square metres and the name of Salino Anthony Fernandes alias Marcus Max Fernandes is recorded in the column of Occupant in Form I & XIV of Survey no. 94 sub-division 3-A of Marra village and the plot of the said property allotted to the said Luciana D'Souza Vendor no. 1 herein is now surveyed under Survey no. 94 sub-division 3 of Marra village admeasuring 1025 square metres and the name of Luciana D'Souza is recorded in the column of Occupant in Form I & XIV of Survey no. 94 sub-division 3 of Marra village.



AND WHEREAS after the death Perpetina Georgina Arcanjela Fernandes Vendor no. 1 got remarried to Arlene Fernandes i. e. Vendor no. 2 and on account of her marriage Vendor no. 2 acquired right to the said property bearing survey no. 94/3-A of Marra village.

AND WHEREAS the Purchasers approached the Vendors and offered to purchase in equal shares the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO'

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or 'SALICHEM BHAT' situated at Marra, Pilerne, Bardez, Goa admeasuring 1025 square metres and surveyed under survey no. 94 sub-division no. 3-A of Marra village more fully described in the Schedule hereunder written for the price of Rs. 70,00,000/- (Rupees Seventy Lakhs Only) and the said offer of the Purchasers has been accepted by the Vendors.

AND WHEREAS the Vendors have agreed to sell to the Purchasers in equal shares the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' situated at Marra, Pilerne, Bardez, Goa admeasuring 1025 square metres and surveyed under survey no. 94 sub-division no. 3-A of Marra village more fully described in the Schedule hereunder written for the price of Rs. 70,00,000/- (Rupees Seventy Lakhs Only), which is its present market value.

**NOW THEREFORE THIS DEED OF SALE WITNESSES AS
UNDER**

1. In pursuance of the said agreement and in consideration of the sum of Rs. 70,00,000/- (Rupees Seventy Lakhs only)), out of which the Purchasers have deducted a sum of Rs.26,250/- (Rupees Twenty Six Thousand Two Hundred

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[Signature]
[Signature]

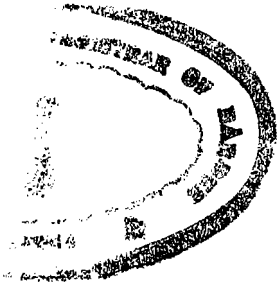
and Fifty only) towards TDS deducted @ 75% of the sale consideration of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) payable to the Vendor no. 1 and a sum of Rs.26,250/- (Rupees Twenty Six Thousand Two Hundred Fifty only) towards TDS deducted @ 75% of the sale consideration of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) payable to the Vendor no. 2 in terms of the provisions of the Income Tax Act 1961 (the payment of which amount Vendors hereby admit and acknowledge)and after deducting the said sum of Rs. 52,500/- (Rupees Fifty Two Thousand Five Hundred Only) paid towards TDS from the sale consideration of Rs.70,00,000/- (Rupees Seventy Lakhs Only) payable to the Vendors, the Purchasers have paid to the Vendors a sum of Rs.69,47,500/- (Rupees Sixty Nine Lakhs Forty Seven Thousand Five Hundred only) out of which a sum of Rs.34,73,750/- (Rupees Thirty Four Lakhs Seventy Three Thousand Seven Hundred and Fifty Only) is paid by Purchaser No. 1 Dinesh Suresh Dhanwani to the Vendor no.1 as under :

- i) Rs.5,00,000/- (Rupees Five Lakhs Only) by cheque no. 018678 dated 30/10/2020 drawn on ICICI Bank, Karwar.

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- ii) Rs.19,73,750/- (Rupees Nineteen Lakhs Seventy Three Thousand Seven Hundred and Fifty Only) by RTGS to Savings Bank Account no. 01442200058755 of Syndicate Bank ,Udupi
- iii) Rs.10,00,000/- (Rupees Ten Lakhs Only) by post dated cheque no. 018684 drawn on ICICI Bank, Karwar in favour of Vendor no.1
- iv) Rs. 34,73,750/- (Rupees Thirty Four lakhs Seventy Three Thousand Seven Hundred and Fifty Only) paid by Purchaser no.2 Nitesh Vijay Panjwani to the Vendor no.1 by RTGS to Savings Bank Account No. 01442200058755 of Syndicate Bank, Udupi the receipt whereof the Vendors hereby admit and acknowledge and of from the same and every part thereof acquit, release and discharge the Purchasers, the Vendors do hereby convey, transfer and assign by way of sale to the Purchasers in equal shares the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' situated at Marra, Pilerne, Bardez, Goa



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Nitesh

admeasuring 1025 sq. mts. and surveyed under survey no. 94 sub-division no. 3-A of Marra village more fully described in the Schedule hereunder written (hereinafter referred to as the said property) together with the rights, easements, privileges, liberties, privileges, advantages and appurtenances whatsoever to the said property belonging or in any way appertaining to the said property to the Purchasers TO HAVE AND TO HOLD the same as its absolute owners.



2. The amounts contributed by the Purchasers towards payment of TDS and balance consideration amount of Rs. 69,47,500/- (Rupees Sixty Nine Lakhs Forty Seven Thousand Five Hundred Only) is as per their agreed shares in the said property purchased by them by this Sale Deed as mentioned herein (i) Purchaser no. 1 Dinesh Suresh Dhanwani has contributed a sum of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only), being Rs.26,250/- (Rupees Twenty Six Thousand Two Hundred and Fifty Only) towards payment of TDS and Rs. 34,73,750/- (Rupees Thirty Four Lakhs Seventy Three Thousand Seven Hundred and Fifty Only) towards payment of balance consideration to Vendors and (ii) Purchaser no. 2 Nitesh Vijay Panjwani has contributed a sum of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) being Rs.26,250/- (Rupees Twenty Six

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Thousand Two Hundred and Fifty Only) towards payment of TDS and Rs. 34,73,750/-(Rupees Thirty Four lakhs Seventy Three Thousand Seven Hundred and Fifty Only) towards payment of balance consideration to Vendors.

3. The Vendors have handed over today to the Purchasers absolute possession of the said property more fully described in the Schedule hereunder written and the Purchasers shall at all times hereafter peaceably and quietly possess and enjoy the same and every part thereof without any lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from, or in trust from the Vendors or from any of their predecessors in title.



4. The Vendors hereby declare that from the date of execution of this Deed, the ownership and the title of the said property shall completely vest in the Purchasers and the Vendors acknowledge the Purchasers as the absolute owners of the said property.

5. The Vendors covenant with the Purchasers as under:-

- a. That the Vendors have good title, right, power and absolute authority to grant, sell, assign, convey and assure

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the said property described in Schedule hereunder written in favour of the Purchasers.

- b. That the Purchasers shall henceforth be the sole owners in possession of the said property to the exclusion of all others.
- c. That the Purchasers enjoyment of the said property shall henceforth not be disturbed, meddled with or interfered with by the Vendors or any other party claiming through or on behalf of the Vendors.



That the Vendors have received full and final consideration towards sale of the said property from the Purchasers and admit that they have no further claim against the Purchasers.

- e. That the Vendors have paid all dues, taxes and charges to the relevant authorities or persons pertaining to the said property up to the date of execution of this document.
- f. That the Purchasers shall deal with the said property described in Schedule hereunder written in any manner and of their free own will.

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- g. That the said property is free from encumbrances and the Vendors have a clear and marketable title to the said property.
- h. The Vendors have not sold the said property or entered into any prior agreement for sale and / or any other arrangements for development or otherwise of the said property with any other person/ persons prior to the execution of this deed. The Vendors further declare that they have not created any third party rights of whatsoever nature over the said property.
- i. This Deed does not conflict with any applicable law as on the date hereof or any agreement or document to which the Vendors are party and is not against any court order, judgment or decree applicable to the Vendors.
- j. There are no tenants, occupants, mundkars or squatters having any right in the said property.
- k. The said property is not the subject matter of any dispute or litigation and / or there is no suit or other legal



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proceeding pending in respect of the same before any court.

6. The said property is not attached by any order or decree of any Court or other judicial or quasi-Judicial or non-judicial authority. Similarly the same is not attached under the Income Tax Act or under other law.
7. The Vendors have not created any lien or owe any debt to any person in respect of the said property.
8. The Vendors have not raised any debts against the security of the said property and the Vendors have not otherwise mortgaged any part of the said property in favour of any bank, financial, institution, company and/or any other person/ persons.
9. The Vendors have not received any notice as regards litigation or any of violation of any law or ordinance, order or requirement affecting the said property.
10. That the Vendors further specifically covenant with the Purchasers as under:



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- i. That the title of the said property is absolutely clear and marketable and that there are no liens restrictions or limitation on the sale of the said property to the Purchasers.
- ii. That the said property is in settlement zone.
- iii. That they have not received any notice for acquisition or requisition from either Government or from Local bodies in respect of the said property whereby the Vendors are prevented from selling the said property in the manner aforesaid.
- iv. That the Purchasers shall hereafter peacefully and quietly enter, own, possess and enjoy the said property without any valid and subsisting claim or demand whatsoever from the Vendors or any person or persons claiming through or under them.
- v. That the Vendors covenant to save harmless and keep indemnified the Purchasers from or against all claims, encumbrances, charges, equities, demands of whatsoever nature that may arise for acts done by them and further agree to save and keep indemnified



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the Purchasers from and against all losses, damages, claims, or costs which they may sustain by reason of any and subsisting claim being made by anybody to the said property claiming under or through the Vendors.

vi. That besides the Vendors there is/ are no other person/s who can succeed to the said property.

11. That the Vendors hereby give their no objection for mutation of entry in the survey records of the said property to the Purchasers in the column of Occupant of the survey records of the said property surveyed in the recent survey records under survey no. 94 Sub-Division no. 3-A of Marra village.



12. The Purchasers published the Public notice in the daily local Newspaper Navhind Times dated 16/12/2020 inviting objection from the local public and the Purchasers have not received any objection till date.

13. On execution of this Deed of sale the Purchasers shall possess and enjoy the said property as lawful owners without any hindrance or Interference, claims or demands

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whatsoever from the Vendors or any other person or persons claiming through the Vendors.

14. That in case any defect is found in the title of the Vendors in regards to the said property hereby sold and / or in the present conveyance then the Vendors at the cost of the Purchasers do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the Purchasers for more perfectly conveying the said property unto the Purchasers.



15. The Vendors at the request and the cost of the Purchasers shall sign all letters, execute all documents, affidavits, declaration and other writings necessary for fully transferring the said property hereby sold to the Purchasers as per the true intent and meaning of this deed.

16. The Vendors do hereby covenant with the Purchaser to save harmless and indemnify the Purchasers in case of any loss or damages due to any defect in title of the Vendors demands, liens, whatsoever concerning the said

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property hereby sold arising from any action of the Vendors.

17. In case any claim arises from any third party or in the event the Purchasers are ever dispossessed from the said property better described in the Schedule hereunder written or any part thereof by reason of any defect in the title of the Vendors, the Vendors do hereby agree and undertake to keep the Purchasers fully saved and indemnified.



18. The Vendors shall and will from time to time and at all times hereinafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such acts, deeds or things whatsoever for further better and more perfectly assuring the said property hereby sold and every part thereof unto and to the use of the Purchasers according to the true intent and meaning of this deed as shall or may be reasonably required.
19. Stamp Duty of Rs.2,45,000/- is paid for this Sale Deed by the Purchasers.
20. The Vendors and the Purchasers hereby declare that the said property in transaction does not belong to Scheduled

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Caste/Scheduled Tribe pursuant to the Notification No.
RD/LAND/LRC/318/77 dated 21-08-1978.

IN WITNESS WHEREOF the Vendors and the Purchasers have
signed this Deed of Sale at Mapusa, Goa on the 21ST day,
January month and Two Thousand and Twenty One year first
above written in presence of two attesting witnesses.

SCHEDULE

(DESCRIPTION OF PROPERTY HEREBY SOLD)

ALL THAT property known as 'SANY BATTA' also known as
'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT'
admeasuring 1025 square metres situated at Marra, Pilerne,
Bardez, Goa within the limits of Pilerne-Marra Village
Panchayat, Bardez Taluka, Bardez Sub-District of
Registration District of North Goa, State of Goa, neither
described in Land Registration Office nor enrolled in Taluka
Revenue Office and surveyed under Survey No. 94 sub-
division no. 3-A of Marra village under the name Salichem
Bhat and bounded as under:-

On the East: By property surveyed under Survey No. 94/3

On the West: By property surveyed under Survey No. 94/2

On the North: By property surveyed under Survey No. 95

On the South: By public road

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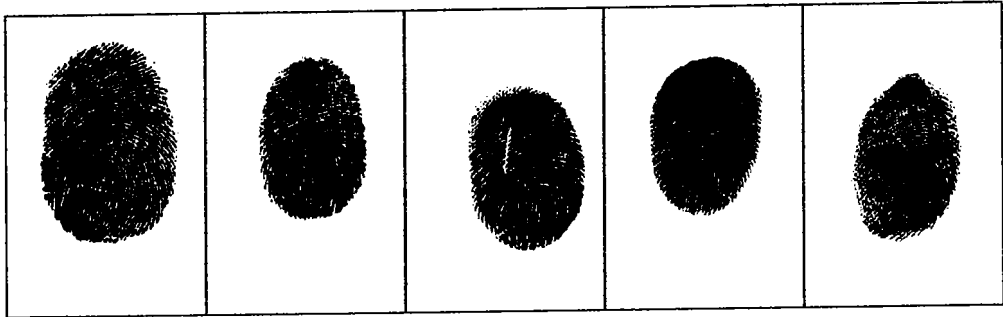


SIGNED AND DELIVERED BY THE
WITHINAMED OWNER /VENDOR NO.1

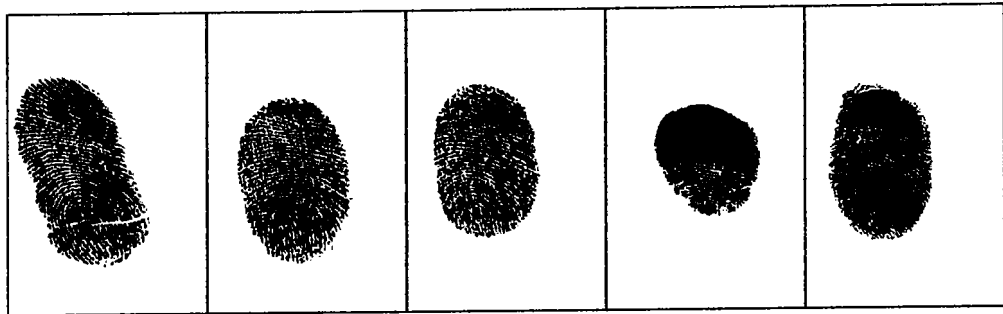



MR. SALINO ANTHONY FERNANDES alias
MARCUS MAX FERNANDES alias
M. M. FERNANDES

L.H.F.I.



R.H.F.I









SIGNED AND DELIVERED BY THE
WITHINAMED OWNER /VENDOR NO.2

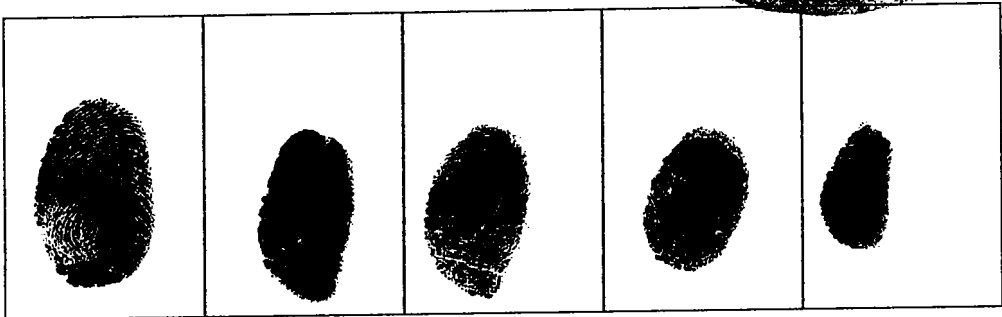


Arlene Fernandes

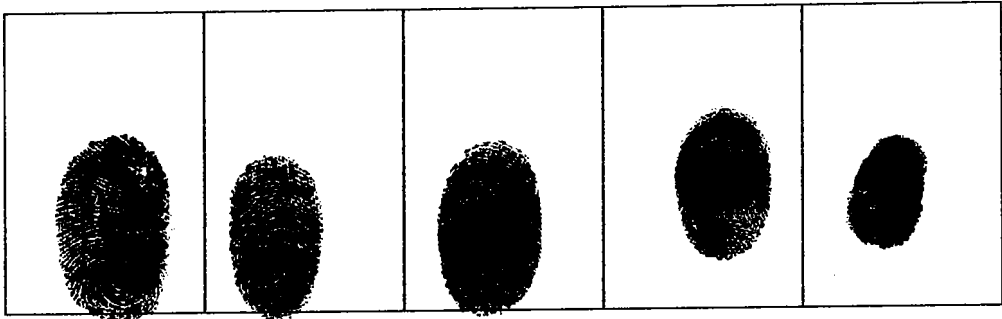
MRS. ARLENE FERNANDES



L.H.F.I.



R.H.F.I

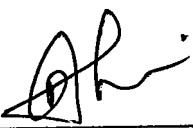


Arlene Fernandes

[Handwritten signature]
[Handwritten initials]

SIGNED AND DELIVERED BY THE
WITHINAMED PURCHASER NO.1





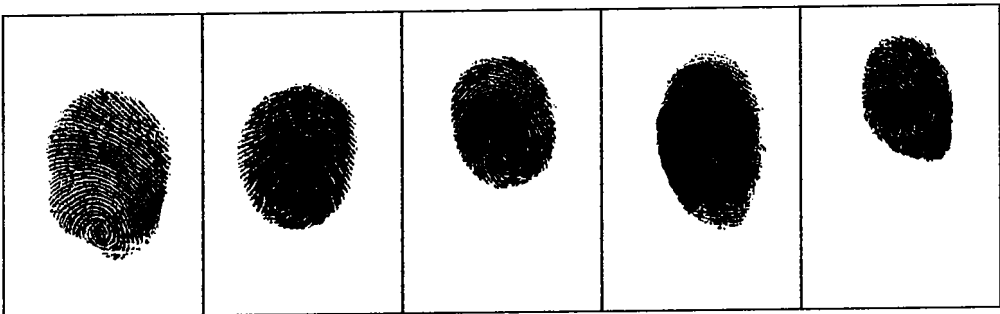
MR. DINESH SURESH DHANWANI





L.H.F.I.



R.H.F.I





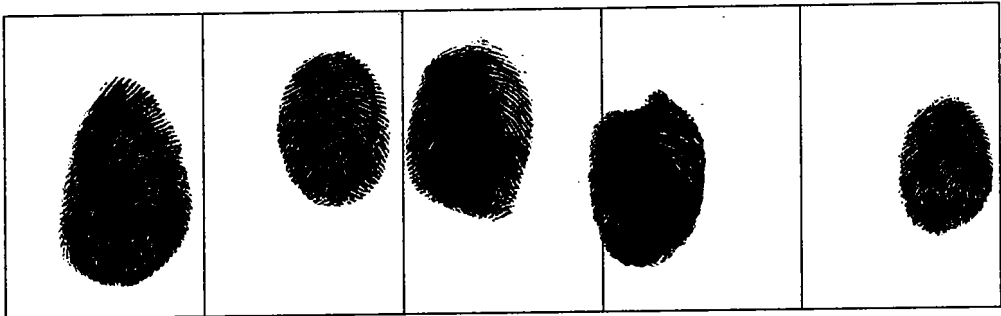

SIGNED AND DELIVERED BY THE
WITHINAMED PURCHASER NO.2



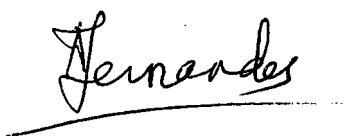
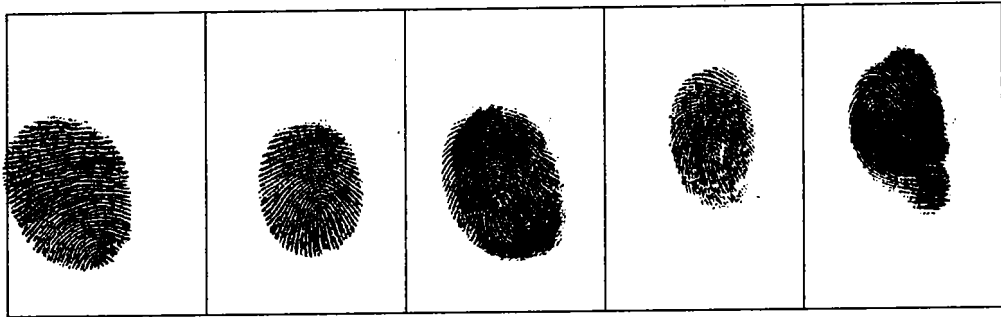
MR. NITESH VIJAY PANJWANI




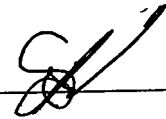
L.H.F.I.





R.H.F.I






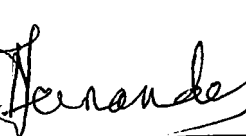
WITNESSES :

1. 

MR.SAIRAJ ULHAS METRI, son of Ulhas Metri, 22 years of age,
Indian national, Bachelor, Service, resident of
16/727, Aramai Vaddo, Taleigao, Tiswadi Taluka, Goa
403002, holder of AADHAAR Card no : , Mobile
no : .

2. 

MR.GAJANAND NARAYAN CHARI, son of Narayan .M.Chari, 55
years, Indian national, Married, Service, resident of House
no:1026, Candolim, Opp.Soli Tuide, Bardez Taluka, VTC,
Candolim, North Goa District Goa, 403515, holder of Aadhaar
Card no : , Mobile no : .


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FORM I & XIV

2021-BR2-282
21/01/2021

100011854267

Date : 18/01/2021

नमूना नं 1 व 14

Page 1 of 1

Taluka BARDEZ
तालुका
Village Marra
गांव
Name of the Field Salichem Bhat
शेताचे नांव

Survey No. 94
सर्वे नंबर
Sub Div. No. 3-A
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
0000.10.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.10.25

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण	Remarks शेरा
0000.00.00	0000.00.00	0000.00.00	0000.10.25	As per the Order of the Dy. Collector & SDO Mapusa in Case No. 15/01/2015/PART/LAND/DC-II dated 13/07/2015

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial and Area Adjustment Statement प्रेदियाल	Rent शेरा	Rs. 0.00
9/SLR/MAP/PART/LAND/196/13/4346 dated 20/08/2015						

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Salino Anthony Fernandes Alias Marcus Max Fernandes		53346	

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 ग्राह	Remarks शेरा
	Nil									

End of Report

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

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For





GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

2021-BRZ-282
21/01/2021

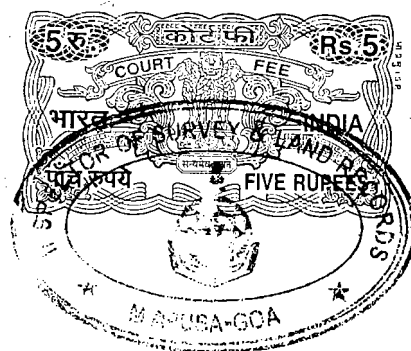
27

Inward No: 6896

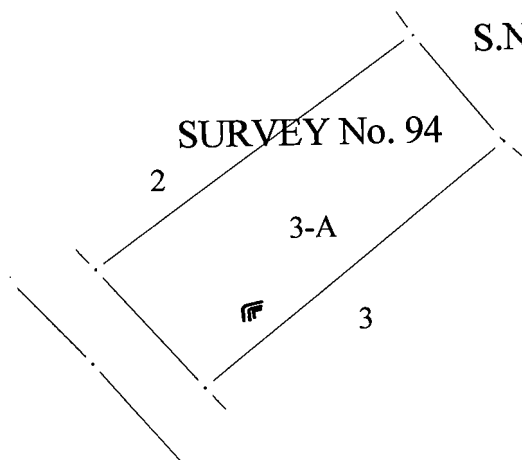


Plan Showing plots situated at
Village : MARRA
Taluka : BARDEZ
Survey No./Subdivision No. : 94/ 3-A
Scale : 1 : 1000

(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



S.No.95





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 21-Jan-2021 12:01:49 pm

Document Serial Number :- 2021-BRZ-282

Presented at 12:01:39 pm on 21-Jan-2021 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	245000
2	Registration Fee	175000
3	Mutation Fees	2500
4	Processing Fee	590
Total		423090

Stamp Duty Required :245000/-




Stamp Duty Paid : 245000/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	DINESH SURESH DHANWANI ,Father Name:Suresh Lalchand Dhanwani, Age: 36, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Flat no. 1, Poonam Society, near UMC, near HDFC Bank, Ulhasnagar-3, Thane, Maharashtra 421002, Address2 - , PAN No.: [REDACTED]			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SALINO ANTHONY FERNANDES Alias MARCUS MAX FERNANDES Alias M M FERNANDES , Father Name:Max Fernandes, Age: 60, Marital Status: Married ,Gender:Male,Occupation: Service, 341-2, Marys House, Mobile Tower, Nidambally, Nejar Kallianpura, Udupi, Santhekatte, Karnataka 576105, PAN No.: [REDACTED]			
2	ARLENE FERNANDES , Father Name:Anthony Charles Misquith, Age: 58, Marital Status: Married ,Gender:Female,Occupation: Housewife, 8-341-2, Marys House, Mobile Tower, Nidambally, Nejar Kallianpura, Udupi, Santhekatte, Karnataka 576105, PAN No.: [REDACTED]			
3	DINESH SURESH DHANWANI , Father Name:Suresh Lalchand Dhanwani, Age: 36, Marital Status: Married ,Gender:Male,Occupation: Business, Flat no. 1, Poonam Society, near UMC, near HDFC Bank, Ulhasnagar-3, Thane, Maharashtra 421002, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	NITESH VIJAY PANJWANI , Father Name:Vijay Sadhuram Panjwani, Age: 33, Marital Status: Married ,Gender:Male,Occupation: Business, 382-1A, Takala Road, opp. Shahu Swimming Tank, Takala, Rajarampuri, Karvir, Kolhapur, Maharashtra 416008, PAN No.: XXXXXXXXXX			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Sairaj Ulhas Metri, Age: 22, DOB: , Mobile: 7721860364 , Email: , Occupation: Driver , Marital status : Married , Address: 403002, 16-727 Aramal vaddo Taleigao Tiswadi Taluka Goa, 16-727 Aramal vaddo Taleigao Tiswadi Taluka Goa, Taleigao, Tiswadi, NorthGoa, Goa			
2	Name: Gajanand Narayan Chari, Age: 55, DOB: , Mobile: 9822153274 , Email: , Occupation: Other , Marital status : Married , Address: 403515, House no 1026 Candolim Opp Soli Tuide Bardez Taluka North Goa Goa, House no 1026 Candolim Opp Soli Tuide Bardez Taluka North Goa Goa, Candolim, Bardez, NorthGoa, Goa			

Sub Registrar

**SUB-REGISTRAR,
BARDEZ**

Document Serial Number :- 2021-BRZ-282

Document Serial No:-2021-BRZ-282

Book :- 1 Document

Registration Number :- **BRZ-1-267-2021**

Date : 21-Jan-2021

SUB-REGISTRAR

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

BRZ-1-267-2021