

भारतीय न्यायिक INDIA NON JUDICIAL

रु. 20000
बीस हजार रुपये



TWENTY
THOUSAND RUPEES
RS. 20000

गोवा GOA

016928

Sr. No. 66 Place of Vend Micholim Date of issue 10/01/2012
Value of stamp paper Rs. 20000/- (Rupees twenty thousand only)
Name of the purchaser Mr. Rased Pergam
Name of the vendor Mr. Rashed Pergam
The value of the stamp paper for the value of Rs. 20000/- additional stamp papers for the completion of the value is attached alongwith.

[Signature] 10/01/2012
Signature of the Vendor
[Signature]
Signature of the Purchaser,



Serial No. 62/2012
Presented at the Office of
Sub-Registrar of Micholim, Goa
wherein the value is 10/4000/-
10/4000/-
10/4000/-
40000/-
500/-
10/-
40100/-

[Signature]

[Signature]
SUB-REGISTRAR
RICHOLIM
DEED OF SALE

[Signature]
SUB-REGISTRAR
RICHOLIM

[Signature]

भारतीय नैऋत्यिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये



TWENTY
THOUSAND RUPEES
RS. 20000

गोवा GOA

ST. NO. 66, Place of Vend Bicholim Date of issue 10/01/2012
Value of stamp paper Rs. 20000/- (Rupees Twenty Thousand only)
Name of the purchaser Mr. Prasad Pansum
Name of the vendor Mr. Rajmakh Pansum
The value of the stamp paper for the value
of Rs. 20000/- is being affixed along with
consideration of the value in attached stamp paper for the value
of Rs. 20000/-
Signature of the Purchaser.
10/01/2012
Signature of the Vendor

THIS DEED OF SALE is executed at
Sanguelim, Taluka and Registration Sub-

District of Bicholim, District of North Goa,
in the State of Goa, on this Twelfth day of
January of the Year Two Thousand and Twelve
(12/01/2012):

[Signature]

[Signature]

[Signature]



गोवा GOA

319027

Sr. No. 66. Place of Vend Discontin Date of issue 18/01/2012

Value of stamp paper Rs. 100/- (One hundred only)

Salvati Mr. Prasad Pongam

1000/- Single stamp paper for the value of additional stamp papers for the redemption of the value is attached alongwith.

Signature of the Ex-Officio Vendor

B E T W E E N :-

1. Shri YESHWANTRAO BHIMRAO PRAHU DESAI, son of Shri Bhimrao Dajisaheb Prabhu Desai, aged about 43 years, married, businessman, Indian

Signature of the Ex-Officio Vendor

Signature of the Purchaser

National, resident of House No. 1188, Tara Nagar, Sanguelml, Goa, holder of PAN No. AESPD0093G and his wife,

2. Smt. TARA YESHWANTRAO PRABHU DESAI, daughter of Shri Gajanan Karpe, aged about 41 years, married, house-wife, Indian National, resident of House No. 1188, Tara Nagar, Sanguelml, Goa, holder of PAN No. AGUPD1621Q;

both of them, hereinafter, for brevity's sake, being jointly referred to as " THE VENDORS " (which expression shall be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors and/or assigns, jointly and severally, wherever the context or meaning shall so require or permit),

OF THE ONE PART:

A N D :



3. M/s. PRASAD CONSTRUCTIONS, a proprietorship concern of Shri PRASAD RAGHUNATH PANGAM, alias, Shri AVADHUT MADHUKAR KARPE, son of late Madhukar Karpe, aged about 45 years, married, businessman, Indian National, resident of House No. 1762/1, Jogadyachi Hall, Sanguelim, Goa, holder of PAN Card No. BHRPP9218C;

hereinafter, for brevity's sake, being referred to as "THE PURCHASER" (which expression shall be deemed to mean and include his heirs, executors, administrators, legal representatives, successors and/or assigns, jointly and severally, wherever the context or meaning shall so require or permit),

OF THE OTHER PART:

WHEREAS there exist a piece or parcel of landed property comprising of Plot Nos. 21, 22, 23, 24 and 25 each admeasuring 315.00 sq.

[Signature]

[Signature]



mts., or thereabouts and together as one single entity admeasuring 1,575.00 sq. mts., forming part of the larger property known as " PANDOVACHE VONVORECODIL BOROD ", situated at Village Harvalem, earlier within the local limits of the Village Panchayat of Sanguelim-Harvalem-Virdi and presently Sanguelim Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, the said larger property " PANDOVACHE VONVORECODIL BOROD ", being described in the Land Registration Office of Bicholim, under Description No. 550 of Book No. B (New), not enrolled in the Taluka Revenue Office of Bicholim for the purpose of Matríz and surveyed as a whole, during the recent survey conducted for the purposes of Records of Rights for the Revenue Village of Harvalem, under New Survey No. 69 Sub-Division No. 2 and the said Plot nos. 21 to 25 are disannexed and surveyed as a separate holding under New Survey No. 69/2-A-S of Village



Harvailem, the said .larger property "PANDOVACHE VONVORECODIL BORODO", bearing New Survey No. 69/2 shall hereinafter, for brevity's sake, be referred to as "the said entire property" and the said Plot nos. 21 to 25 together admeasuring 1,575.00 sq. mts., surveyed under New Survey No. 69/2-A-S of Village Harvailem, being more particularly described in the SCHEDULE hereunder written and for better clearness being delineated on the plan thereof annexed hereto and thereon shown surrounded by red coloured boundary lines and hereinafter, for brevity's sake being referred to as "the said plots":

AND WHEREAS the said entire property was originally belonging to one Shri Vassanta Xamba Sinal Burculo, alias Vassanta Vassudeva Sinal Burculo;

AND WHEREAS the said Shri Vassanta Xamba Sinal Burculo, alias, Vassanta Vassudeva Sinal Burculo expired on 14/1/1934, leaving

behind Smt. Muctabal Vassanta Burculo, as his widow and moiety-holder and Shri Dinkar Vassanta Sinat Budkule, as his sole and universal heir;

AND WHEREAS upon the death of the said Shri Vassanta Xamba Sinat Burculo, alias, Vassanta Vassudeva Sinat Burculo, Orphanological Inventory Proceedings came to be instituted in the Court of Civil Judge, Senior Division, at Bicholim and the said entire property was enlisted under Item No. 13 in the List of Assets filed in the said Inventory Proceedings;

AND WHEREAS in terms of the Final Order of Homologation passed in the said Orphanological Inventory Proceedings, inter alia, the said entire property enlisted under Item No. 13 was allotted to the share of his only son - Shri Dinkar Vassant Sinat Budkule;

AND WHEREAS the said Shri Dinkar Vassant Sinai Budkule and his wife, Smt. Sharad Dinkar Sinai Budkule, thus became the absolute and exclusive owners of the said entire property;

AND WHEREAS the said Shri Dinkar Budkule, sub-divided the said entire property into various smaller residential plots for the purpose of selling the same to various purchasers;

AND WHEREAS the Collector of North Goa, has granted its Conversion Sanad for the part of the said entire property, vide its Order No. CNV/BICH/8/94 dated 13/8/1997;

AND WHEREAS the then Village Panchayat of Sanguelim-Harvalem-Virdi, granted final NOC for the sub-division of Plot Nos. 1 to 42 from the said entire property, vide its letter bearing Ref. No. VP/SHV/final NOC/1016/97-98 dated 20/08/1997;



AND WHEREAS in terms of a Deed of Sale dated 03/10/1997 registered with the Sub-Registrar's Office of Bicholim, under Registration No. 697 of Book No. I Volume No. 150 on 22/10/1997, the said Shri Dinkar Vassant Sinai Budkule and his wife, sold and transferred the said sub-divided plot Nos. 21, 22, 23, 24 and 25 each admeasuring 315.00 sq. mts., and together admeasuring 1,575.00 sq. mts., of the said entire property in favour of one Shri Mableshtar Manjunath Naik;

AND WHEREAS after the purchase of said plots the said Shri Mableshtar Manjunath Naik adopted necessary partition proceedings and in terms of order dated 05/09/2001 passed in case No. 8-53-2001/part/BICH/87, the said aforesaid five plots were partitioned as a separate holding under New Survey No. 69/2-A-S of Village Harvalem;



AND WHEREAS the name of the said Shri Mableshtar Manjunath Naik stands duly recorded in the Occupant's Column of the Records of Rights Certificates in Form No. I & XIV in respect of said New Survey No. 69/2-A-S of Village Harvaalem as the sole occupant thereof against Mutation Entry No. 1036;

AND WHEREAS further in terms of a Deed of Sale dated 25/08/2008, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 808 at pages 73 to 88 of Book No. I Volume No. 640 on 26/08/2008, the said Shri Mableshtar Manjunath Naik and his wife, Smt. Kaveri Mableshtar Naik, sold and transferred the said five plots together admeasuring 1,575.00 sq. mts., and bearing New Survey No. 69/2-A-S of Village Harvaalem in favour of the Vendor No. 1 abovenamed - Shri Yeshwant Bhimrao Prabhu Desai, for a total consideration of Rs. 6.00 lakhs (Rupees Six Lakhs Only) which was the then market value of the said plots;

AND WHEREAS it has been agreed between the parties hereto that the Vendors shall sell to the purchaser and the purchaser shall purchase from the Vendors all that property comprising of Plot Nos. 21, 22, 23, 24 and 25 together as one single entity admeasuring 1,575.00 sq. mts., and bearing New Survey No. 69/2-A-S, of Village Harvalem, more particularly described in the Schedule hereunder written, for a total consideration of Rs.20,00,000.00 (Rupees Twenty Lakhs only), which is the present market value of the said plots, free from any encumbrances, charges, liens, demands and attachments of any kind whatsoever;



NOW, THEREFORE, THIS DEED OF SALE
WITNESSESS AS UNDER :-
=====

1. In pursuance of the said agreement and in consideration of the said sum of Rs. 20,00,000.00 (Rupees Twenty Lakhs only), paid by the Purchaser to the Vendors before

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A handwritten signature in blue ink, appearing to be "S. S. S.", located below the first line of text.

A handwritten signature in blue ink, appearing to be "S. S. S.", located at the bottom of the page.

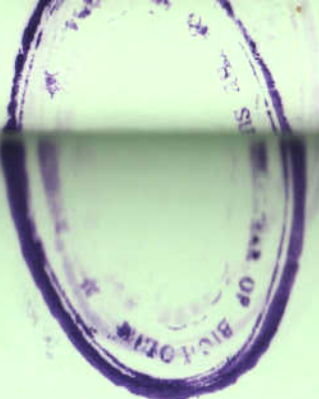


the execution of these presents (the payment and receipt whereof the Vendors do hereby admit and acknowledge and of the same and every part thereof do hereby acquit, release and discharge the Purchaser), THEY the Vendors, as the absolute and exclusive owners of the said property, do hereby grant, sell, assign, release, transfer, convey and assure unto the Purchaser FOR EVER, ALL THAT the said property comprising of Plot Nos. 21, 22, 23, 24 and 25 together as one single entity admeasuring 1,575.00 sq. mts., and surveyed as an independent entity under New Survey No. 69/2-A-S of Village Harvaalem and forming part of the larger property known as " PANDOVACHE VONVORECODIL BOROD ", situated at Village Harvaalem, earlier within the local limits of the Village Panchayat of Sanquelim-Harvaalem-Virdi and presently Sanquelim Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, more particularly described in the SCHEDULE hereunder written

[Signature]

[Signature]

[Signature]



and, for better cleanness, being delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights, right of way, members and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appurtenant to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidence of title relating to the said property or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in, to, out of or upon the said property (hereinafter, collectively, being referred to as "the said premises") or any



part thereof TO HAVE AND TO HOLD all and singular the said premises hereby granted, conveyed and assured or expressed so to be UNTO and TO the use and benefit of the Purchaser FOR EVER, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Panchayat Authorities or any other public body in respect thereof.

2. A N D the Vendors do hereby for themselves, their heirs, executors and administrators covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by, from through, under or in trust for them hath done, committed, omitted or knowingly or willingly suffered to the contrary, they the Vendors now have in themselves good right, full power and absolute authority to grant, convey and





assure the said premises hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said premises hereby granted with all and every of its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for his own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their survivors or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged or otherwise by the Vendors, 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, under or in trust for them or any of them.

3. AND THIS INDENTURE FURTHER WITNESSETH THAT 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 hereby granted or any part thereof by from, under or in trust for them the Vendors or their survivors or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and



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more perfectly and absolutely granting and assuring the said premises and every part thereof hereby granted unto and to the use of the Purchaser in the manner aforesaid or as shall or may be reasonably required by the Purchaser, his successors or assigns or his Counsels-in-law.

4. AND the Vendors do hereby covenant with the Purchaser that they the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the said premises in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchaser that the said property hereby sold is absolutely free from any charges, liens,



encumbrances and/or attachments of any kind whatsoever nor there are any rights of tenancy in favour of any person whomsoever in respect of the said property and, that if for any defect in the title of Vendors the Purchaser is deprived of the whole or any part of the said property, the Vendors shall indemnify and compensate the Purchaser and/or his successors-in-interest.

6. In case any discrepancies, errors and/or omissions or claim of any person/persons is found any time hereafter, the Vendors shall come forward to rectify/correct/settle the same immediately upon intimation from the Purchaser at their own cost.

7. AND the Vendors do hereby give their No Objection and agree to fully co-operate with the Purchaser to carry out necessary mutations in the Records of Rights to get his name recorded in the Occupants' Column of



Form No. I and XIV' in respect of said Property bearing New Survey No. 69/2-A-S of the Village Harvalem, Bicholim, Goa.

8. The Vendors hereby declare that they are aware of the Notification bearing No. RD/LND/LRC/318/77 dated 21st August 1978 and Circular No. 16/04/2011-RD dated 06/06/2011, issued by the Government of Goa and further declare that the said property hereby sold does not belong to person/s of scheduled caste or scheduled tribe.

SCHEDULE

(Description of property hereby sold)

ALL THAT piece or parcel of landed property comprising of Plot Nos. 21, 22, 23, 24 and 25 each admeasuring 315.00 sq. mts., or thereabouts and together as one single entity admeasuring 1,575.00 sq. mts., forming part of the larger property known as " PANDOVACHE VONVORECODIL BOROD ", situated at

Village Harvalem, earlier within the local limits of the Village Panchayat of Sanquelim-Harvalem-Virdi and presently Sanquelim Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, the said property " PANDOVACHE VONVORECODIL BOROD ", being described in the Land Registration Office of Bicholim, under Description No. 550 of Book No. B (New), not enrolled in the Taluka Revenue Office of Bicholim for the purpose of Matriz and surveyed as a whole, during the recent survey conducted for the purposes of Records of Rights for the Revenue Village of Harvalem, under New Survey No. 69 Sub-Division No. 2 and the said Plot nos. 21 to 25 as one single entity is surveyed as a separate holding under New Survey No.69/2-A-S of Village Harvalem and being bounded as such independent and distinct entity bounded as follows:-

On or towards the East: by 6.00 mts. wide service road,

On or towards the West: by Survey No. 69/2-A-
Q of the same
property,

On or towards the North: by 6.00 mts. wide
service road, and,

On or towards the South: by Survey No. 69/2.

The said property comprising of Plot Nos. 21,
22, 23, 24 and 25 together admeasuring
1,575.00 sq. mts., surveyed under New Survey
No. 69/2-A-S of Village Harvalem, hereby
sold, for better clearness, is delineated on
the plan annexed hereto and thereon is shown
surrounded by red coloured boundary lines.

IN WITNESS WHEREOF the parties hereto
have set and subscribed their respective
hands to these presents on the day, year and
Place first hereinabove written, after having
read and understood the contents hereof, in
the presence of the following witnesses, who
have signed hereinbelow.

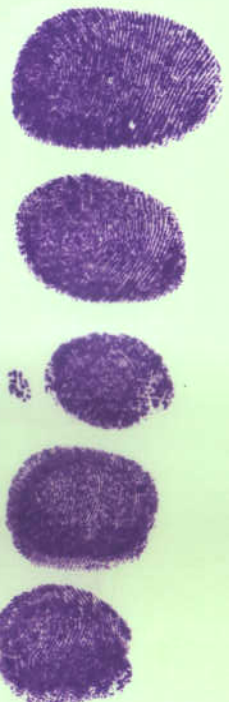


SIGNED AND DELIVERED BY }
THE WITHINNAMED VENDOR No. 1 }
Shri YESHWANTRAO BHIMRAO }
PRABHU DESAI. }

[Signature]



Left Hand Fingure Tips Impressions



Right Hand Fingure Tips Impressions

[Signature]

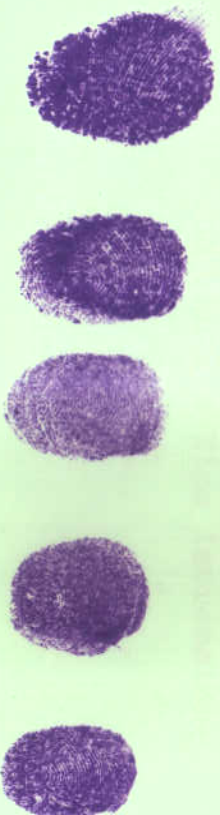
[Signature]

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SIGNED AND DELIVERED BY }
THE WITHINNAMED VENDOR No. 2 }
Smt. TARA YESHWANTRAO PRABHU }
DESAI. }



Left Hand Fingure Tips Impressions



Right Hand Fingure Tips Impressions

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SIGNED AND DELIVERED BY THE }
WITHINNAMED PURCHASER M/s. }
PRASAD CONSTRUCTIONS, }
THROUGH ITS PROPRIETOR, Shri }
PRASAD RAGHUNATH PANGAM. }
For Prasad Constructions }


Proprietor



Left Hand Fingure Tips Impressions



Right Hand Fingure Tips Impressions

In The Presence Of :

1. 

2. 



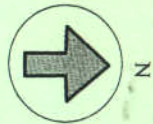




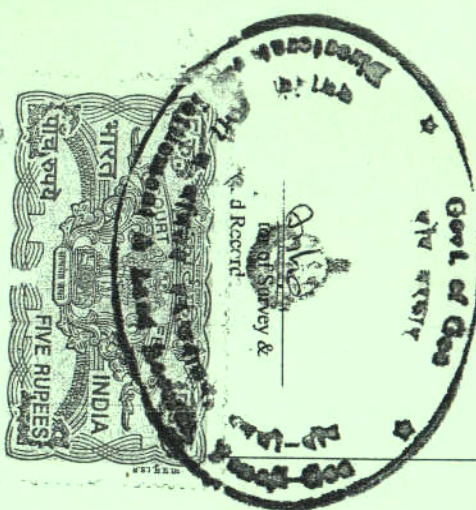


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

Inward No.14749



Plan Showing plots situated at
Village : ARVALEM
Taluka : BICHOLIM
Survey No./Subdivision No. : 69/ 2-A-S
Scale : 1 : 1000



2-C-Q
2-A-S
SURVEY No. 69



56/2012
35 to 101
945
Kuth Jancuury 2019

For Prasad Constructions

Proprietor

Compared By:

Tadomasakar
18/11/11
Dumay
477-2

Generated By : Ajay Sawant
On : 18-11-2011

Executing Parties :-

- ① Shri. Yashwantrao Bhanoo Prabhu
Devar, aged 43 years, married,
1. born on 18th Nov 1945
2. Smt. Tara Yashwantrao Prabhu
Devar, aged 41 years, married,
has two sons Shri. Tara Nagan,
Durgawade, var. 1949
3. Shri. Prasad Jagdishrao Dargan,
a. Aashutosh Madhukar Karkh,
aged 45 years, married, born on 15-11-1945
b. Jagdishrao Hali, Durgawade,
Bicholi, an proprietor of Prasad
Affair Modern school

APPROVING PARTY

1-3

Joint execution of the so called
cut









For Prasad Constructions


Proprietor



1/ Mr. Leonard Shukart Panchan,
Mayor, Single, Research No. 40. 4. 10. 293,
Sandwich, Languein, 400 @ M. Ranges
Chandaker - Hindu Mayor Single, 4000
40. 4. 10. 298, Sandwich, 400

Note that they join the 4000

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600000 1/ 1/ 1/ 2/

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56/2012

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10/ 945

