

Rspees Three Laks Thirty Thousand Five Hundred & Fifty Only

Phone No:

Sold To/Issued To:

RUSTICASA REALTORS

For Whom/ID Proof:

ABDFR3145H

3061

भारत INDIA

INDIA NON JUDICIAL



भारतीय गैर न्यायिक

CITIZENCREDIT
St. Joseph Road
Bandra, Mumbai - 400 050

DIT

File



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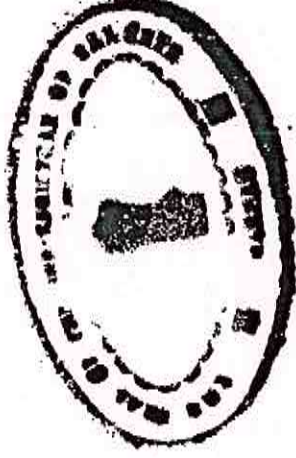


Name of Purchaser.....Rusticasa Realtors.

For CITIZENCREDIT CO-OP. BANK LTD.



[Signature]
Authorised Signatory



Swern S. Gunkar

[Signature]

DEED OF SALE

[Signature] give

[Signature]

[Signature]

[Signature]

THIS DEED OF SALE is made and executed in this city of Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 22nd day of September, Two Thousand and Twenty-One

(22/09/2021):

BY and BETWEEN

1. **MR. FLORIANO PROSEPIO DA SILVA**, son of late Mr. Agostinho Da Silva alias Agostinho P Dsilva, aged 72 years, Occupation retired, holding Income Tax Card bearing PAN [REDACTED], holding Aadhar Card No. [REDACTED] Overseas Citizen of India holding OCI Card bearing No. A [REDACTED], British National, E-mail Id: [REDACTED], Contact No. [REDACTED] marital status married and his wife

2. **MRS. ROZIA FAUSTA DA SILVA**, daughter of Mr. Julio Reis Rodrigues and wife of Mr. Floriano Prosepio Da Silva, aged 66 years, Occupation Housewife, holding Income Tax card bearing PAN [REDACTED] Overseas Citizen of India holding OCI Card bearing No. A [REDACTED], British National, E-mail Id: [REDACTED] both Residents of 21, The Riding, Woking Surrey GU21 5TA,

3. **MR. JOHN ALBERTO DA SILVA** alias **JOHN ALBERT DA SILVA**, Son of Mr. Agostinho Da Silva, aged 71 years, Occupation retired, holding Income Tax card bearing PAN [REDACTED], holding Aadhar Card [REDACTED] 1358, Contact No. [REDACTED], E-mail Id: [REDACTED], Indian National, marital status married and his wife,

4. **MRS. ELIA EUFEMIA EREMITA GOMES** alias **ELIA EUFEMIA EREMITA GOMESDA SILVA**, wife of Mr. John Albert Da Silva, aged 71 years, Occupation Housewife, holding Income Tax card bearing PAN [REDACTED], holding Aadhaar Card No. [REDACTED] Contact No. [REDACTED], Indian National, E-mail Id: [REDACTED], both

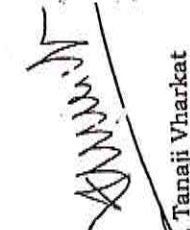

Mr. John A. Da Silva

Mrs. Elia E. E. Gomes

Mr. Alfred Da Silva

Mr. Sandesh U. Kharangate


N.R. Surendra Gaonkar


Mr. Tanaji Vharkat

Mr. Swern S. Gaonkar

Nos. 3 and 4 are Residents of 397/B, Cruz Nagar, Buticas III, Navelim, Salcete, South Goa- 403707,

5. **MR. ALFREDO DA SILVA** alias **ALFRED DASILVA** alias **ALFRED DA SILVA**, Son of Mr. Agostinho Piedade Da Silva, aged 67 years, Occupation retired, holding Income Tax Card bearing PAN [REDACTED] holding Aadhar Card No. [REDACTED] Contact No. [REDACTED] Overseas Citizen of India holding OCI Card bearing No. A 613493, British National, E-mail Id: [REDACTED], marital status married and his wife,

6. **MRS. BELINDA DA SILVA** alias **BELINDA DSILVA**, daughter of Mr. Evaristo Jerome Dsilva and wife of Mr. Alfred Da Silva, aged 61 years, Occupation Housewife, holding Income Tax card bearing PAN [REDACTED], holding Aadhar Card No. [REDACTED], Contact No. [REDACTED], Overseas Citizen of India holding OCI Card bearing No. A [REDACTED], British National, E-mail Id: [REDACTED], both Nos. 5 and 6 are resident of 1 Westernmain, New Haw, Addlestone, Surrey KT153AT, hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representative, administrators, executors, successors and assigns) of the **ONE PART**

AND

M/S RUSTICASA REALTORS, a partnership firm, duly registered under the Indian Partnership Act, 1932, with Registrar of Firms, Salcete under Reg. No. MGO-F62-2021, with registered office at Office No. 3, 2nd floor, JS Vas Arcade, Behind ABC Club, Margao, South Goa- 403601, holding Income Tax Card bearing PAN [REDACTED] represented herein by its partners:

- (i) **MR.SANDESH UMANATH KHARANGATE**, son of Mr. Umanath Kharangate, aged about 55 years, marital status married, occupation businessman, holding Income Tax Card bearing PAN [REDACTED]

[Signature] *[Signature]* *[Signature]*
Mr. John A. Da Silva Mrs. Elia E. E. Gomes Mr. Alfred Da Silva Mr. Sandesh U. Kharangate

[Signature]
Mr. Surendra Gaonkar

[Signature]
Mr. Tanaji Vharkat

[Signature]
Mr. Swern S. Gaonkar

██████████ Aadhaar Card bearing No. ██████████

Contact No. ██████████, r/o House No. 4/3156, Opp. Costa Factory, Aquem-Alto Margao, Salcete, South-Goa 403601, Indian National,

(ii) **MR. SURENDRA DAMODAR GAONKAR**, son of Mr. Damodar Gaonkar, aged 61 years, marital status married, holding Income Tax Card bearing PAN ██████████, Aadhaar Card bearing No. ██████████

██████████, E-mail Id: ██████████, I.com, resident of House No. 3/6300, Behind Golden Shower Estate, Gogol, Margao, Salcete, South Goa - 403602, Indian National,

(iii) **MR. TANAJI TUKARAM VHARKAT**, son of Mr. Tukaram Vharkat, aged 56 years, marital status married, holding Income Tax Card bearing PAN ██████████, Aadhaar Card bearing no. ██████████

Contact No. ██████████, 8, resident of House No. 57/K, Swami Krupa, Near Anjuman School, Wilson Nagar, Davorlim, Navelim, Salcete, South Goa - 403707, Indian National,

(iv) **MR. SWERN SURENDRA GAONKAR**, son of Mr. Surendra Gaonkar, aged 24 years, marital status unmarried, holding Income Tax Card bearing PAN ██████████, Aadhaar Card bearing no. ██████████

Contact No. ██████████, E-mail Id: ██████████, resident of 3/6300, Behind Golden Shower Estate, Gogol, Margao, Salcete Goa - 403602, Indian National,

and hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its current and future partners, Successors-in-title, legal representatives, administrators, executors and assigns) of the **SECOND PART**.

WHEREAS the member nos. 1, 2 and 6 of the VENDORS are represented in this deed by their duly constituted attorney their brother/brother-in-law/husband the member no. 5 of the VENDORS by virtue of (i) Special

John A. Da Silva *Elia E. E. Gomes* *Alfred Da Silva* *Sandeep U. Kharangate*
Mr. John A. Da Silva Mrs. Elia E. E. Gomes Mr. Alfred Da Silva Mr. Sandeep U. Kharangate

Surendra Gaonkar
Mr. Surendra Gaonkar

Tanaji Vharkat
Mr. Tanaji Vharkat

Swern S. Gaonkar
Mr. Swern S. Gaonkar

Power of Attorney dated 15/05/2021, executed before High Commission of India, London and adjudicated by the Addl. Collector South Goa on 13/08/2021 and (ii) General Power of Attorney dated 20/08/2020, executed before Notary Shri. N. R. Bale under his Reg. No. 15607/2020, the notarized copies of the same are filed in the office of the Sub-Registrar, Salcete along with this deed.

AND WHEREAS there exists a landed property known as "CIPONAICALEM" admeasuring 2500.00 Sq. Meters wherein there existed a residential house, situated at Navelim, within the limits of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, described in the Land Registration Office of Salcete under Description No. 15844 but not enrolled in the Taluka Revenue Office under, surveyed under No. 67/7 of Navelim Village.

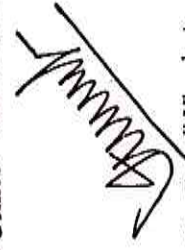
This property "CIPONAICALEM" is more particularly described in the SCHEDULE A hereunder written and is hereinafter referred to as "SAID ENTIRE PROPERTY".

AND WHEREAS vide Deed of Partition dated 19/02/1987 duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 247 at pages 549 to 562, Vol. No. 16 dated 25/05/1987, the SAID ENTIRE PROPERTY was divided by meets and bounds into two portions with Northern Portion identified as Plot A admeasuring 1226.00 Sq. meters along with the portion of the house standing therein bearing House No. 663(1) and 663(2) (which house is now in dilapidated condition and has no value) and Southern Portion identified as Plot B admeasuring 1274.00 Sq. meters along with the portion of house standing therein and vide aforesaid partition arrived at between the family, the Northern Portion of the Said Larger Property identified as Plot A was allotted to Mr. Agostinho Piedade Da Silva and his wife Caridade Andrade.

This Northern Portion identified as PLOT A admeasuring 1226.00 Sq. meters along with the house then standing therein together with a drinking water well is hereinafter for the sake of convenience is referred

   
Mr. John A. Da Silva Mrs. Elia E. E. Gomes Mr. Alfred Da Silva Mr. Sandesh U. Kharangate


Mr. Surendra Gaonkar


Mr. Tanaji Vharkat


Mr. Swern S. Gaonkar

to as "SAID PROPERTY" and is better described in the SCHEDULE B hereinafter written.

AND WHEREAS said Mr. Agostinho Piedade Da Silva expired on 07/09/1998 and his wife Mrs. Caridade Andrade alias Caridade Andrade e Silva expired on died on 16/06/2001, both expired intestate but leaving behind their sole and universal heirs the following children:

- (i) Mr. Floriano Prosepio Da Silva married to Mrs. Rozia Fausta Rodrigues Da Silva (member nos. 1 and 2 of the VENDORS);
- (ii) Mr. John Alberto Da Silva married to Mrs. Elia Eufemia Eremita Gomes Da Silva (member nos. 3 and 4 of the VENDORS);
- (iii) Mr. Alfredo Da Silva married to Mrs. Belinda Da Silva (member nos. 5 and 6 of the VENDORS),

as is declared and witnessed vide Deed of Succession dated 24/02/2015 drawn in the office of the Notary Public Ex-Officio of Salcete at folio 32v to 34 of Book No. 1608;

AND WHEREAS the VENDORS as the absolute and lawful owners in possession of the SAID PROPERTY, now wish to sell the SAID PROPERTY and accordingly identified the PURCHASER who has agreed to purchase the same, relying upon the representations and declarations made by the VENDORS unto the PURCHASER as detailed herein below:

- i) that they have clean, clear, marketable and subsisting right, title, interest and possession of the SAID PROPERTY and that they have full power and unfettered authority to sell, convey, assign or otherwise transfer the SAID PROPERTY;
- ii) that the SAID PROPERTY is not subject to any lease rights or any other rights whatsoever from any other person/s whomsoever;
- iii) that the SAID PROPERTY or any part thereof is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever;
- iv) that they or any of them have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease, license or

John A. Da Silva

Mr. John A. Da Silva

E. F. E. Gomes

Mrs. E^{ta} F. E. Gomes

Alfred Da Silva

Mr. Alfred Da Silva

Sandesh U. Kharangate

Mr. Sandesh U. Kharangate

Surendra Gaonkar

Mr. Surendra Gaonkar

Tadaji Vharkat

Mr. Tadaji Vharkat

Swern S. Gaonkar

Mr. Swern S. Gaonkar

any other Agreement or understanding, under whatsoever nomenclature, whether oral or in writing, with any third party or third parties in respect of the SAID PROPERTY;

- v) that they or any of them have not mortgaged the SAID PROPERTY to any bank or other financial institution or any other person;
- vi) That there are no liabilities outstanding in respect of the SAID PROPERTY and all outgoing in the nature of water bill, electricity bill, house tax in respect of the house standing therein have been paid in full till date;
- vii) That no other person/persons other than the VENDORS mentioned hereinabove are the owners or possessors of the SAID PROPERTY nor have any right, title, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the Said Property and/or deal with it in any manner whatsoever;
- viii) That there is no legal bar or impediment for this transaction and that the SAID PROPERTY is free from encumbrances, liens and/or charges;
- ix) That neither SAID PROPERTY nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law nor is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum;

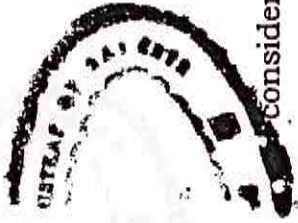
- x) That in case at any time in future, if any objection is raised to the present understanding or the present understanding is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the SAID PROPERTY, the VENDORS, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objections in the SAID PROPERTY from the

for file *to file* *copy*
 Mr. John A. Da Silva Mrs. Elia E. E. Gomes Mr. Alfred Da Silva Mr. Sandesh B. Kharangate

[Signature]
 Mr. Surentha Gaonkar

[Signature]
 Mr. Tanaji Vharkat

[Signature]
 Mr. Swern S. Gaonkar



consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by him with any third party;

xi) notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PROPERTY unto and to the use of the PURCHASER;

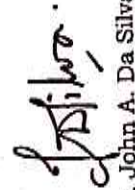
xii) That the SAID PROPERTY falls in settlement zone and does not fall in any zone prohibited for development;

xiii) That they wish to sell the SAID PROPERTY for a total consideration of Rs. [REDACTED] e Thousand Seven Hundred and Fifty Only).

AND WHEREAS solely relying and believing the above representations and declarations as true and trustworthy, the PURCHASER has agreed to purchase the SAID PROPERTY for the aforesaid total consideration of Rs. [REDACTED] and Seven Hundred and Fifty Only).

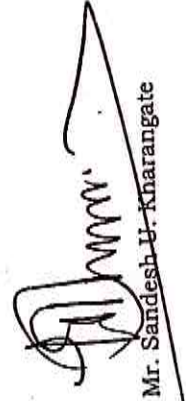
AND WHEREAS the PURCHASER having paid unto the VENDORS, the entire sale consideration of Rs. [REDACTED] s Sixty Three Thousand Seven Hundred and Fifty Only) in the manner detailed out herein later, the VENDORS execute the present deed thereby transferring the right, title, interest and possession of the SAID PROPERTY, unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

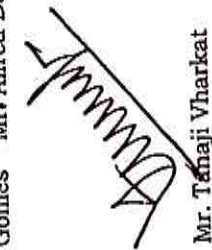

Mr. John A. Da Silva


Mrs. Elia E. E. Gomes


Mr. Alfred Da Silva


Mr. Sandesh U. Kharangate


Mr. Surendra Gaonkar


Mr. Tanaji Vharkat


Mr. Swern S. Gaonkar

that in pursuance to the said understanding and in consideration of Rs. [REDACTED] thousand

Seven Hundred and Fifty Only) paid by the PURCHASER unto the VENDORS in the manner detailed out in clause 2 below, they the VENDORS, jointly and severally, hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER, the SAID PROPERTY being the Northern Portion of the Said Larger Property identified as Plot A admeasuring 1226.00 Sq. meters more particularly described in the SCHEDULE B hereunder written, along with the dilapidated House therein, a drinking water well including everything embedded in Earth therein such as compound wall and all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PROPERTY and/or every part thereof and all estate right, title, interest, use, inheritance, benefit, claims, and demand whatsoever at law of or upon the VENDORS into, out of or upon SAID PROPERTY and/or every part thereof TO HAVE AND TO HOLD the SAID PROPERTY hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

2. The said total consideration of Rs. [REDACTED] Only), has been

paid by the PURCHASER unto the VENDORS in the following manner as requested by the VENDORS:

(i) a sum of Rs. [REDACTED] One Thousand Six Hundred and Thirteen Only) has been paid in the Account of the member no. 1 of the VENDORS vide Cheque No. 305362 dated 22/09/2021 drawn on Bank of India,

(ii) a sum of Rs. [REDACTED] Thousand Five Hundred and Nineteen Only) unto the member no.

John A. Da Silva

Mr. John A. Da Silva

Elia E. E. Gomes

Mrs. Elia E. E. Gomes

Alfred Da Silva

Mr. Alfred Da Silva

Sandesh U. Kharangate

Mr. Sandesh U. Kharangate

Surendra Gaonkar

Mr. Surendra Gaonkar

Tanaji Vharkat

Mr. Tanaji Vharkat

Swern S. Gaonkar

Mr. Swern S. Gaonkar

of the VENDORS vide Bank Transfer made on 21/09/2021 via UTR No. BKIDH21264775601;

(iii) a sum of Rs. [REDACTED] Thousand Five Hundred and Nineteen Only) unto the member no. 4 of the VENDORS vide Bank Transfer made on 21/09/2021 via UTR No. BKIDH21264772881;

(iv) a sum of Rs. [REDACTED] Eight Hundred and Fifteen Only) unto the member no. 5 of the VENDORS vide Bank Transfer made on 21/09/2021 via UTR No. BKIDH21264773773;

(v) a sum of Rs. [REDACTED] the member no. 5 of the VENDORS vide Cheque No. 246169 dated 096/02/2021 drawn on State Bank of India, Gogol Branch drawn in favour of member no. 5 of the VENDORS;

(vi) a sum of Rs. [REDACTED] Thousand Eight Hundred and Fifteen Only) unto the member no. 6 of the VENDORS vide Bank Transfer made on 21/09/2021 via UTR No. BKIDH21264773773;

(vii) a sum of Rs. [REDACTED] Thousand Nine Hundred and Eight Only) deducted as and by way of TDS being [REDACTED] deducted and paid on behalf of the member nos. 1 and 2 of the VENDORS and Rs. 5,72,954/- deducted and paid on behalf of the member nos. 5 and 6 of the VENDORS as required under the provisions of Income Tax Act;

(viii) a sum of Rs. [REDACTED] Hundred and Seventy Three Only) deducted as and by way of TDS and paid on behalf of the member no. 3 of the VENDORS as required under the provisions of Income Tax Act;

(ix) a sum of Rs. [REDACTED] Hundred and Seventy Three Only) deducted as and by way of TDS and paid on behalf of the member no. 4 of the VENDORS as required under the provisions of Income Tax Act;

John A. Da Silva
Mr. John A. Da Silva

Elia E. E. Gomes
Mrs. Elia E. E. Gomes

Adfred Da Silva
Mr. Adfred Da Silva

Sandesh U. Kharangate
Mr. Sandesh U. Kharangate

Surendra Gaonkar
Mr. Surendra Gaonkar

Ranaji Vharkat
Mr. Ranaji Vharkat

Swern S. Gaonkar
Mr. Swern S. Gaonkar

the payment and receipt of the entire sale consideration of Rs. [REDACTED] ven

Hundred and Fifty Only) they the VENDORS and each of them hereby admit and acknowledge to have received in full their respective share in consideration and discharge the PURCHASER of the same and every part thereof.

3. That with the execution of this deed, the VENDORS have delivered the physical possession of the SAID PROPERTY unto the PURCHASER and the PURCHASER acknowledges taking over and acquisition of physical possession of the SAID PROPERTY.

4. The VENDORS hereby declare that they have absolute right and title to convey the SAID PROPERTY to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold and enjoy the SAID PROPERTY hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them and to use the same for any residential and or commercial purpose.

5. The VENDORS covenant with the PURCHASER that they and all persons claiming through or under them shall and will from time to time, at their own cost and expense, at the request of the PURCHASER or its nominee/s or successors-in-title shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PROPERTY unto the PURCHASER or its nominee/s or successors-in-title and placing it in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, confirmation, adendum, NOCs, Affidavits, declarations etc.


Mr. John A. Da Silva

Mrs. Eliá E. E. Gomes

Mr. Alfred Da Silva

Mr. Sandesh U. Kharangate



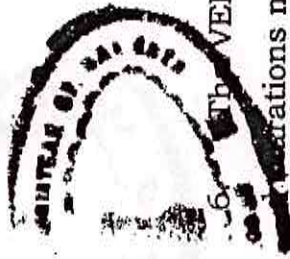
Mr. Surendra Gaonkar



Mr. Tanaji Vharkat



Mr. Swern S. Gaonkar



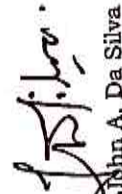
6. The VENDORS further covenant that all the representations and declarations made by the VENDORS unto the PURCHASER and detailed out in the recital clause of this deed, be deemed to have been specifically incorporated herein for all legal purpose and are not incorporated herein again to avoid repetition.

7. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from selling the SAID PROPERTY in the manner aforesaid and hereinafter.

8. From today, the PURCHASER, becomes the absolute owner in possession of the SAID PROPERTY and everything standing therein and thus, the VENDORS hereby authorize the PURCHASER to get transferred in its name the "SAID PROPERTY", and the VENDORS specifically give No Objection for carrying out mutation by deleting their names and by including the name of the PURCHASER in survey records of Survey No. 67/7 of Navelim Village and thereupon to partition the SAID PROPERTY from the SAID LARGER PROPERTY and hereby waive any notice that may be required to be addressed to them under any law in force.

9. The parties hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they do not belong to the Schedule Castes or Schedule Tribes category. The VENDORS also declare that no provisions of Foreign Exchange Management Act have been violated.

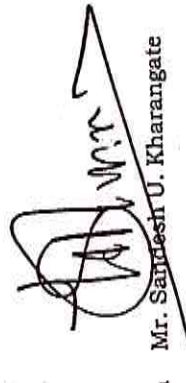
10. The VENDORS declare and guarantee that the SAID PROPERTY is free from all encumbrances from all its side and the location and dimensions of the SAID PROPERTY as shown in the Plan annexed hereto completely tallies as to loco.


Mr. John A. Da Silva

Mrs. Elia E. E. Gomes

Mr. Alfred Da Silva

Mr. Sandesh U. Kharangate



Mr. Surendra Gaonkar



Mr. Taraji Vharkat



Mr. Swern S. Gaonkar

That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objections in the SAID PROPERTY from the consideration determined herein and paid to the VENDORS; and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

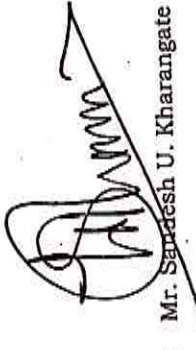
12. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the PURCHASER are subject to any loss, damage etc. in respect to the SAID PROPERTY hereby sold.


Mr. John A. Da Silva

Mrs. Elia E. E. Gomes



Mr. Alfred Da Silva



Mr. Sarvesh U. Kharangate



Mr. Surendra Gaonkar



Mr. Tanaji Vharkat



Mr. Swern S. Gaonkar

13. The present sale is approved by Town and Country Planning Department, Margao vide its NOC dated 17/05/2021 under Ref. No. TPM/Sale-deed/3460/Nav/2021/2235 who has granted permission under Section 49(6) of Goa, Daman and Diu and Town and Country Planning Act.

SCHEDULE A

(of the SAID LARGER PROPERTY)

ALL THAT landed property known as "CIPONAICALEM" admeasuring 2500.00 Sq. meters, situated at Navelim, within the limits of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, described in the Land Registration Office of Salcete under Description No. 15844 not enrolled in the Taluka Revenue Office, surveyed under Survey No. 67/7 of Navelim Village and bounded as follows:

East : By Property of Coffor of Our Lady Conceicao of Church of Margao;

West : By PWD road;

North : By Property of heirs of Ludovico Mergulhao;

South: by property of Fabrica of Navelim.

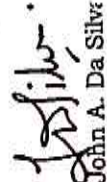
Boundaries as per survey records

East : By Property under Survey No. 67/8 of Navelim Village;

West : By PWD road;

North : By Property under Survey No. 67/4 of Navelim Village;

South: By Property under Survey No. 67/9 and 10 of Navelim Village.


Mr. John A. Da Silva

Mrs. Elia E. E. Gomes

Mr. Alfred Da Silva

Mr. Sandesh U. Kharangate


Mr. Suresh Gaonkar

Mr. Tadjaji Vharkat

Mr. Swern S. Gaonkar

The SAID LARGER PROPERTY is better identified in the PLAN A annexed hereto and the same forms part of this deed.

SCHEDULE B

(Of the SAID PROPERTY)

All that portion of land identified as Plot A admeasuring 1226.00 Sq. meters, being the Northern Portion of the Said Larger Property described in SCHEDULE A hereinabove written and bounded as follows:

East : By Property under Survey No. 67/8;

West : By PWD existing road;

North: By Property Survey No. 67/4 and;

South: By property Surveyed under Survey No. 67/7 remaining part i.e. the Southern Portion/Plot B of the Said Larger Property.

The SAID PROPERTY is better identified in the PLAN B annexed hereto and the same forms part of this deed.

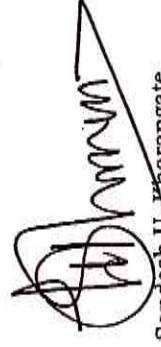
IN WITNESS WHEREOF this Deed is made on the day, month and the year first above mentioned and the parties hereto have set and affixed their respective photographs and signatures in the presence of Witnesses.


Mr. John A. Da Silva

Mrs. Elia E. E. Gomes

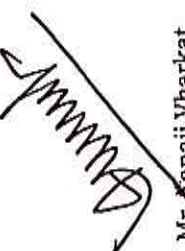

Mr. Alfred Da Silva

Mr. Sandesh U. Kharangate





Mr. Surendra Gaonkar



Mr. Ganaji Vharkat



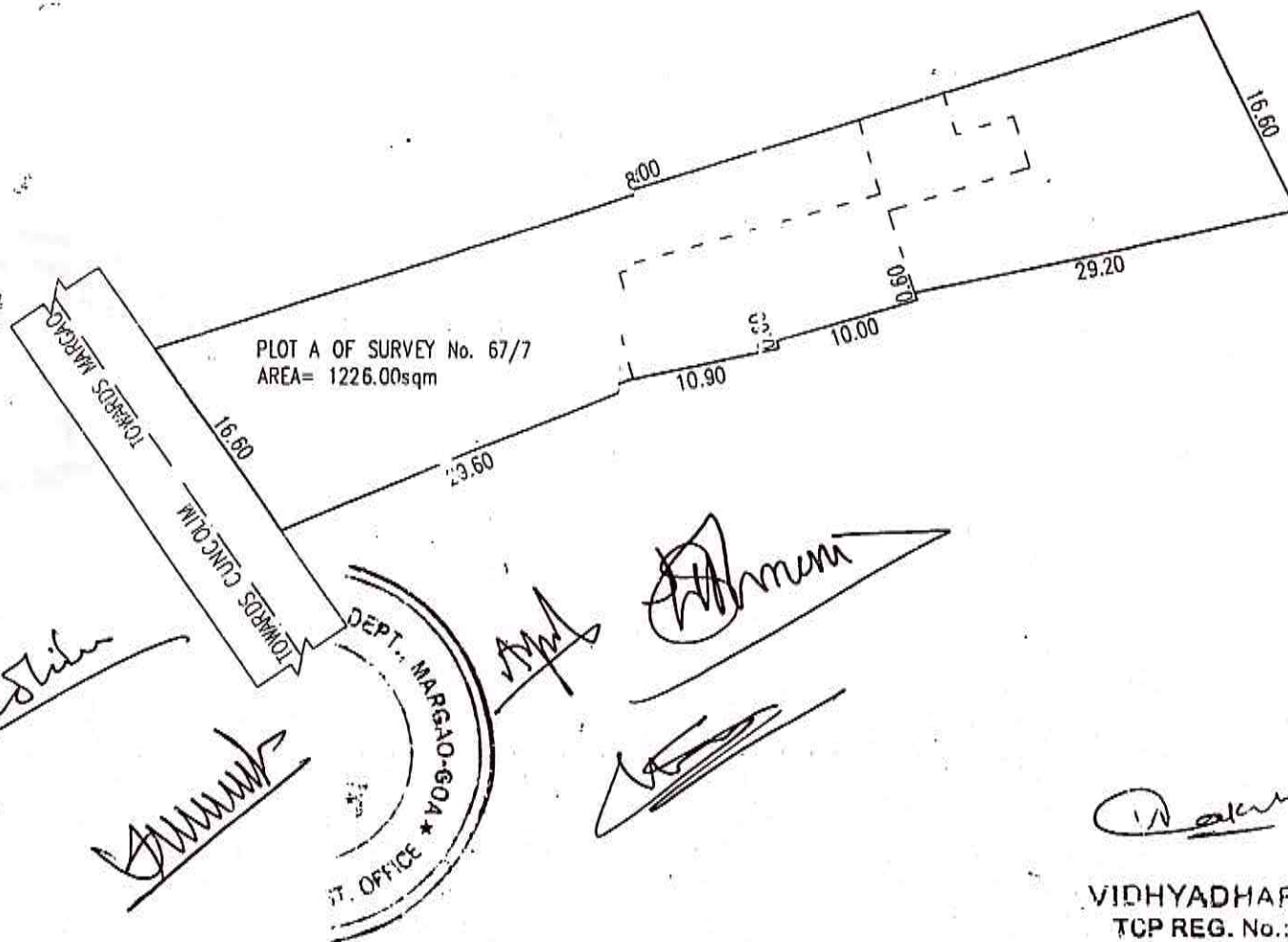
Mr. Swern S. Gaonkar

PLAN SHOWING PLOT A OF SURVEY NO. 67/7 OF VILLAGE NAVELIM,
SALCETE TALUKA, GOA ADMEASURING 1226.00sqm.

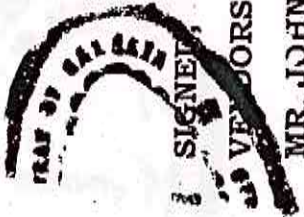
PLAN B



(SCALE 1:500)



VIDHYADHAR KAKODKAR
TCP REG. No.: SE/0042/2010



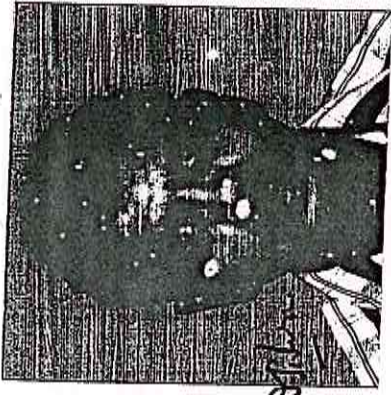
SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS:

MR. JOHN ALBERTO DA SILVA alias
JOHN ALBERT DA SILVA

The member no. 3 of the VENDORS

The Party of the First part

In the presence of....



John

Thumb	Index finger	Middle finger	Ring finger	Little finger

LEFT HAND FINGER PRINT IMPRESSIONS OF MR. JOHN ALBERTO DA

SILVA alias JOHN ALBERT DA SILVA

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF MR. JOHN ALBERTO

DA SILVA alias JOHN ALBERT DA SILVA

John

John

John

Mr. John A. Da Silva Mrs. Elia E. E. Gomes Mr. Alfred Ja Silva Mr. Sandesh U. Kharangate

John

John

John

Mr. Surendra Gaonkar

Mr. Taraji Vharkat

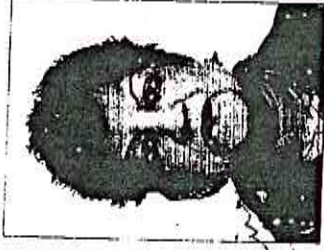
Mr. Swarn S. Gaonkar

MRS. ELIA EUFEMIA EREMITA GOMES alias ELIA EUFEMIA EREMITA GOMES DA SILVA

Member no. 4 of the VENDORS

The Party of the First part

In the presence of....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF MRS. ELIA EUFEMIA EREMITA GOMES alias ELIA EUFEMIA EREMITA GOMES DA SILVA

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF MRS. ELIA EUFEMIA EREMITA GOMES alias ELIA EUFEMIA EREMITA GOMES DA SILVA

John A. Da Silva

Mr. John A. Da Silva

Elia E. E. Gomes

Mrs. Elia E. E. Gomes

Alfred Da Silva

Mr. Alfred Da Silva

Sandesh U. Kharangate

Mr. Sandesh U. Kharangate

Surendra Gaonkar

Mr. Surendra Gaonkar

Tanaji Vharkat

Mr. Tanaji Vharkat

Swarn S. Gaonkar

Mr. Swarn S. Gaonkar

MR. ALFREDO DA SILVA alias ALFRED DASILVA alias ALFRED DA SILVA

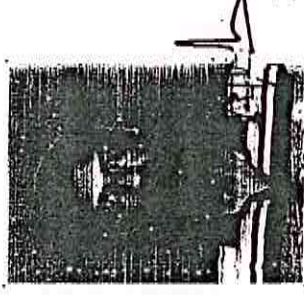
The member no. 5 of the VENDORS

For self and as attorney of member nos.

1, 2 and 6 of the VENDORS

The Party of the First part

In the presence of.....



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF MR. ALFREDO DA SILVA

alias **ALFRED DASILVA** alias **ALFRED DA SILVA**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF MR. ALFREDO DA

SILVA alias **ALFRED DASILVA** alias **ALFRED DA SILVA**

For file.

april

1/4

[Signature]

Mr. John A. Da Silva Mr. Elia F. E. Gomes Mr. Alfred Da Silva Mr. Sandesh U. Kharangate

[Signature]

[Signature]

[Signature]

Mr. Surendra Gaonkar

Mr. Tanaji Vharkat

Mr. Swarn S. Gaonkar



19

SIGNED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

M/S RUSTICASA REALTORS, a partnership firm

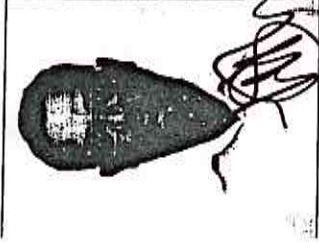
Represented by its partners:

MR.SANDESH UMANATH KHARANGATE

The partner no. (i) of the PURCHASER

The Party of the Second Part

In the presence of....



[Signature]

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF MR.SANDESH UMANATH KHARANGATE

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF MR.SANDESH UMANATH KHARANGATE

[Signature]

Mr. John A. Da Silva Mrs. Elia E. E. Gomes Mr. Alfred Da Silva Mr. Sandesh U. Kharangate

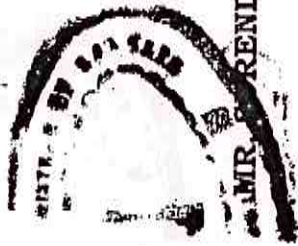
[Signature]

Mr. Surendra Gaonkar

Mr. Tanaji Vharkat

[Signature]

Mr. Swern S. Gaonkar



MR. SURENDRA DAMODAR GAONKAR

The partner no. (ii) of the PURCHASER

The Party of the Second Part

In the presence of....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF MR. SURENDRA DAMODAR GAONKAR

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF MR. SURENDRA DAMODAR GAONKAR

John A. Da Silva

Mr. John A. Da Silva

Elia E. E. Gomes

Mrs. Elia E. E. Gomes

Alfred Da Silva

Mr. Alfred Da Silva

Mr. Sandesh U. Kharangate

Mr. Sandesh U. Kharangate

Surendra Gaonkar

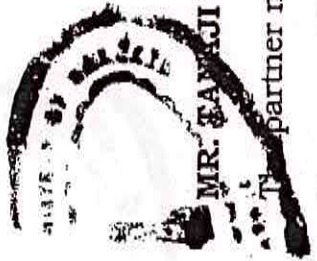
Mr. Surendra Gaonkar

Tanaji Vharkat

Mr. Tanaji Vharkat

Swern S. Gaonkar

Mr. Swern S. Gaonkar



MR. TANAJI TUKARAM VHARKAT

Partner no. (iii) of the PURCHASER

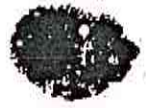
The Party of the Second Part

In the presence of....



					Thumb
Little finger	Ring finger	Middle finger	Index finger	Thumb	

LEFT HAND FINGER PRINT IMPRESSIONS OF MR. TANAJI VHARKAT

					Little finger
Thumb	Index finger	Middle finger	Ring finger	Little finger	

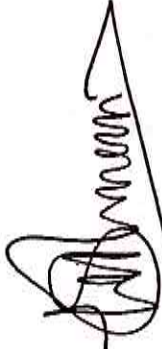
RIGHT HAND FINGER PRINT IMPRESSIONS OF MR. TANAJI VHARKAT

 Mr. John A. Da Silva

Mrs. Elia E. E. Gomes

 Mr. Alfred Da Silva

Mr. Sandesh U. Kharangate





Mr. Surendra Gaonkar



Mr. Tanaji Vharkat



Mr. Swarn S. Gaonkar

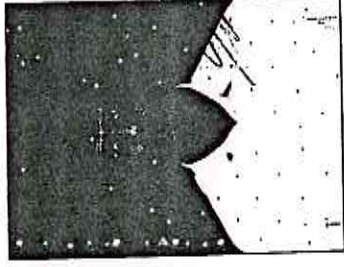


MR. SWERN SURENDRA GAONKAR

The partner no. (iv) of the PURCHASER

The Party of the Second Part

In the presence of....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF MR. SWERN SURENDRA GAONKAR

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF MR. SWERN SURENDRA GAONKAR

Witnesses:

1. Gannon M. Kudchocker

2. Nenneth Kishor Shah

Mr. John A. Da Silva

Mrs. Elia E. E. Gomes

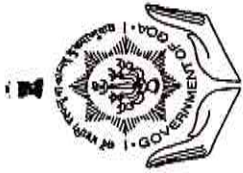
Mr. Alfred Da Silva

Mr. Sandesh U. Kharangate

Mr. Suren Gaonkar

Mr. Taraji Vharlat

Mr. Swern S. Gaonkar



PLAN A

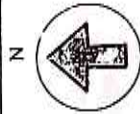


GOVERNMENT OF GOA

Directorate of Settlement and Land Records

Office of Inspector of Survey and Land Records

MARGAO - GOA



20/11-02 :CMAR21-9699

Plan Showing plots situated at

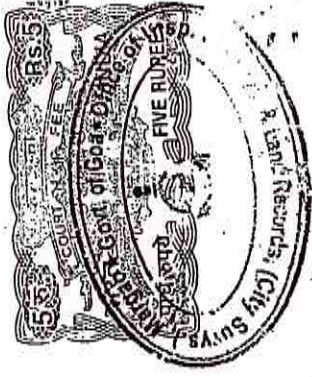
Village : NAVEELIM

Taluka : SALCETE

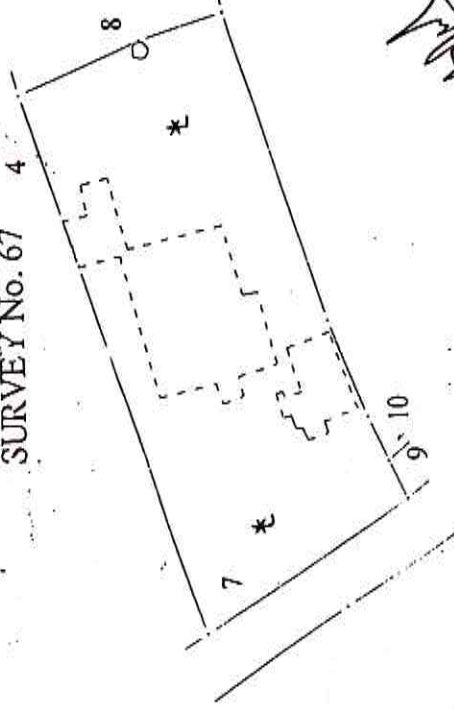
Survey No./Subdivision No. : 67/ 7

Scale : 1 : 1000

(Savio C. Silveira)
Inspector of Survey & Land Records
Margao Goa.



SURVEY No. 67 4



Generated By : K.B.GAUDE
On : 12-03-2021

Silveira

Handwritten signature/initials

Comptroller of Accounts, Navelkar

Handwritten signature/initials

Handwritten signature/initials



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

Print Date & Time : - 23-Sep-2021 01:01:00 P.m

Document Serial Number :- 2021-MGO-3061

Presented at 12:57:45 pm on 23-Sep-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	
3	Mutation Fees	
4	Processing Fee	
Total		

Stamp Duty Required

Stamp Duty Paid

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANDESH UMANATH KHARANGATE , Father Name: Umanath Kharangate, Age: 55, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - Office No. 3, 2nd floor, JS Vas Arcade, Behind ABC Club, Margao, South Goa- 403601, Address2 - MARGAO GOA, PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JOHN ALBERTO DA SILVA Alias JOHN ALBERT DA SILVA , Father Name: Mr Agostinho Da Silva, Age: 71, Marital Status: Married , Gender: Male, Occupation: Other, Residents of 397-B Cruz Nagar, Buticas III, Navelim, Salcete South Goa- 403707, PAN No: [REDACTED]			
2	ELIA EUFEMIA EREMITA GOMES Alias ELIA EUFEMIA EREMITA GOMES DA SILVA , Father Name: Wife Of John Albert Da Silva, Age. 71, Marital Status: Married , Gender: Female, Occupation: Housewife, Residents of 397-B, Cruz Nagar, Buticas III, Navelim, Salcete South Goa- 403707, PAN No: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	ALFREDO DA SILVA Alias ALFRED DASILVA Alias ALFRED DA SILVA , Father Name:Agostinho Piedade Da Silva, Age: 67, Marital Status: Married ,Gender:Male,Occupation: Other, resident of 1 Westernmain, New Haw, Addlestone, Surrey KT153AT, PAN No. [REDACTED]			
4	SANDESH UMANATH KHARANGATE , Father Name:Umanath Kharangate, Age: 55, Marital Status: Married ,Gender:Male,Occupation: Business, Office No. 3, 2nd floor, JS Vas Arcade, Behind ABC Club, Margao, South Goa- 403601MARGAO GOA, PAN No. [REDACTED]			
5	SURENDRA DAMODAR GAONKAR , Father Name:Damodar Gaonkar, Age: 61, Marital Status: Married ,Gender:Male,Occupation: Business, Office No. 3, 2nd floor, JS Vas Arcade, Behind ABC Club, Margao, South Goa- 403601MARGAO GOA, PAN No. [REDACTED]			
6	TANAJI TUKARAM VHARKAT , Father Name:Tukaram Vharkat, Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, Office No. 3, 2nd floor, JS Vas Arcade, Behind ABC Club, Margao, South Goa- 403601MARGAO GOA, PAN No. [REDACTED]			
7	SWERN SURENDR GAONKAR , Father Name:Surendra Gaonkar, Age: 24, Marital Status: Married ,Gender:Male,Occupation: Business, Office No. 3, 2nd floor, JS Vas Arcade, Behind ABC Club, Margao, South Goa- 403601MARGAO GOA, PAN No. [REDACTED]			
8	ALFREDO DA SILVA Alias ALFRED DASILVA Alias ALFRED DA SILVA , Father Name: Agostinho Piedade Da Silva, Age: 67, Marital Status: ,Gender:Male,Occupation: Other, resident of 1 Westernmain, New Haw, Addlestone, Surrey KT153AT, PAN No. [REDACTED] is Power Of Attorney Holder for BELINDA DA SILVA Alias BELINDA DSILVA			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: GAURISH MAHESH KUDCHADKAR, Age: 39, DOB: , Mobile: [REDACTED], Email: , Occupation: Advocate , Marital status : Married , Address: 403601, Margao, Salcete, South Goa, Goa			
2	Name: NEMNATH KISHORE SHAH, Age: 27, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Unmarried Address: 403601, Margao, Salcete, South Goa, Goa			

Jande
23/9/2021
Civil Registrar
-Cum-
Sub Registrar
Salcete

Document 'Serial' No:-2021-MGO-3061

Book :- 1 Document

Registration Number :- MGO-1-2958-2021

Date : 23-Sep-2021

for 23/9/2021

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

Civil Registrar

-Cum-

Sub Registrar

Salcete

