

5000Rs



Serial No. 118/94  
Presented at the Office of the  
Registrar of Goa  
between the hours of 10 AM  
and 10 PM on 27/2/1994

*Kanjika R. Sult*

*[Signature]*  
REGISTRAR  
GOA

Received fees for: Rs. Fr.  
Registration 1750.00  
Stamp duty 80.00  
Copying endorsements 175.00  
Postage 3.00  
Total 1958.00



*[Signature]*  
REGISTRAR  
GOA

DEED OF SALE

This DEED OF SALE is made on the 7th day of  
February in the Christian Year One Thousand  
Nine Hundred Ninety Four BETWEEN (1) SHRI

Cr. No. 238... Place of vend. Ponala... Date of issue 04.10.1944  
 Value of stamp paper Rs. 500/-  
 Name of the Deu. D. V. Ammalak  
Ponala... V. Ammalak  
 As the value of Rs. 13,600/-  
 of the value is attached along

Signature [Signature] K. Srinivas Reddy      Signature of Purchaser

RAGHUVIR MANGUESH SINAI PRIOLKAR , son of  
 late Shri Manguesh Sinai Priolkar , aged 82  
 years , landlord , widower , (2) SHRI SURESH  
 RAGHUVIR SINAI PRIOLKAR , son of Shri

SEAL OF THE SUB-REGI  
 1944

RECEIVED  
 16/10/44  
 1944


5000Rs.



Handwritten scribbles and a circular stamp. The circular stamp contains the text 'OF TONDA' and 'OF GONDIA'.

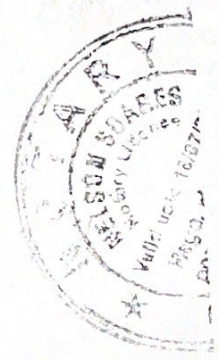
Raghuvir Manguesh Sinai Priolkar , aged 61  
years , married , landlord and his wife (2)  
SMT. VASANTI SURESH PRIOLKAR , wife of Suresh  
Raghuvir Sinai Priolkar , daughter of

Cr. No. 238 Place of vend. Ponda Date of issue 04/02/94  
 Value of stamp Rs. 5000/-  
 Name of Ashu - D. V. Amen. Isar  
Ponda V. Amen. Isar  
 Value of Rs. 13600/-  
 to the value is attached along

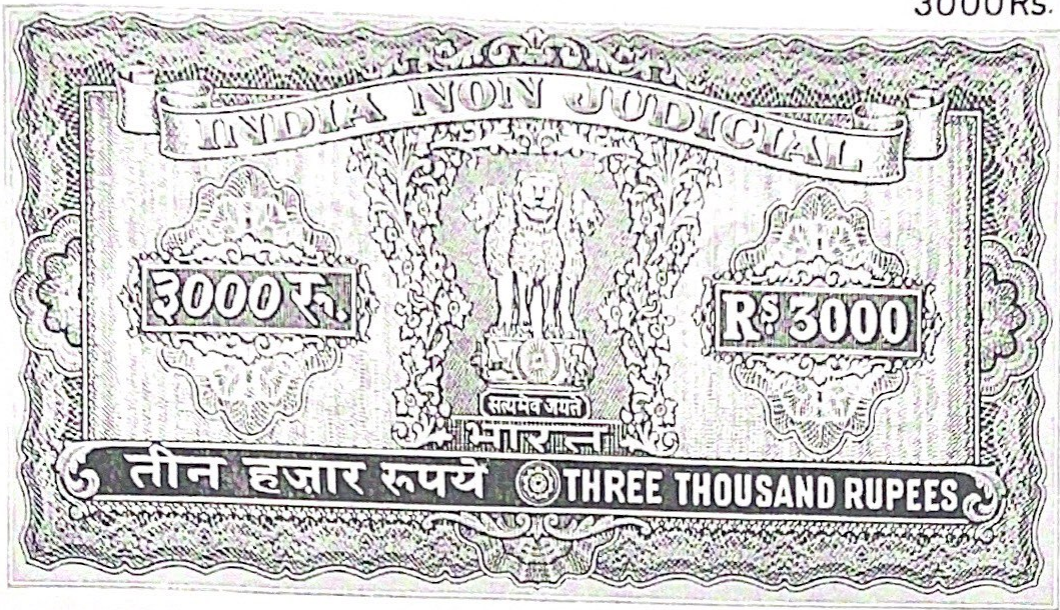
Signature of the  *Signature of the*

*Signature of Purchaser*

Fundalik Gangadhar Sinai Sanvordekar , aged  
 56 years , housewife , , all residents of  
 Ponda , Goa , all Indian Nationals , the said  
 Raghuvir and Vasanti herein represented by  
 their attorney SHRI SURESH RAGHUVIR SINAI



3000Rs.



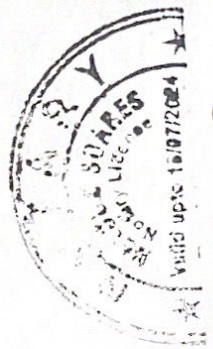
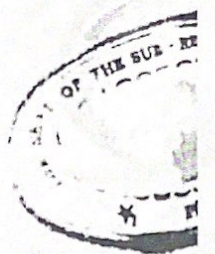
GOA
   
 3/1/22
   
 GOV. OF GOA

called "THE VENDORS" which expression  
 unless required for purposes of dealing  
 PRIOLKAR appointed as such vide power-of-  
 law attorneys dated 24th November 1993 and 5th  
 February 1994 drawn before the Notary SHRI H.  
 P. Gudekar at Ponda, Goa, ( hereinafter

No. 238... Place of vend. Penela... Date of issue 04/02/1944  
 Value of stamp paper B 3000/-  
 Name of the Acu. D. V. Amalkar  
Bozda... Amalkar  
 A stamp of value of Rs. 13600/-  
 of the value is attached along

Signature of the [Signature] officer vendor      Signature of Purchaser

called " THE VENDORS " which expression  
 unless repugnant to the context or meaning  
 thereof shall be deemed to include their  
 heirs, legal representatives, successors and  
 assigns OF THE FIRST PART :



500Rs.



A N D

(4) SMT. TULSHI LADU GAUDE , widow of Ladu Gaude , aged 65 years , agriculturist , (5) SHRI RAMA LADU GAUDE , son of late Ladu Gaude , aged 33 years , married , agriculturist ,

Handwritten signature and date: 11/22

Official stamp: COURT OF NON JUDICIAL BUSINESS

No. 238 Place of vend. Pavnala Date of issue 04/02/94  
Value of stamp paper Rs. 50/-  
Name of the vend. Pavnala Div. Amanikera  
Value of Rs. 1360/-  
Part of the value is attached along.

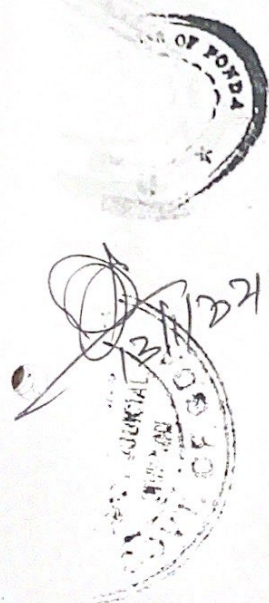
Signature of the Vendor

Signature of Purchaser

(6) SMT. SITA RAMA GAUDE , wife of Rama Ladu Gaude , aged 45 years , housewife , (7) SHRI VAMAN DHAKU GAUDE , son of Dhaku Gaude , aged 65 years , married , agriculturist , (8) SMT. SATYAVATI VAMAN GAUDE , wife of Shri Vaman Dhaku Gaude , aged 60 years , housewife , (9)



100Rs.



SHRI ATMA BHIKARO GAUDE , son of Bhikaro Gaude , aged 35 years , married , agriculturist and his wife (10) SMT. PREMAL ATMA GAUDE , aged 35 years , housewife , all residents of Bandora , Ponda , Goa , all

Sr. No. 238... Place of vend. Pondicherry... Date of issue 04.12.194  
 Value of stamp paper Rs. 100/-  
 Name of the venditor Pondicherry... Name of the purchaser Amonicois...  
 Value of Rs. 13600/-  
 of the value is attached along

Signature of the venditor

Signature of Purchaser

Indian Nationals ( hereinafter called " THE  
 CONFIRMING PARTY " which expression unless  
 repugnant to the context or meaning thereof  
 shall be deemed to include their heirs ,  
 legal representatives , successors and  
 assigns ) OF THE SECOND PART :



10Rs.

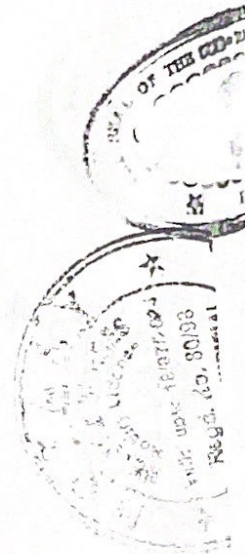


AND  
(3) SMT. RANJEETA RAMRAI SHET daughter of  
late "Shri Ganesh Chodankar", wife of Shri  
Ramrai Shet, aged 48 years, housewife,  
resident of Yeshwant Nagar, Ponda, Goa,

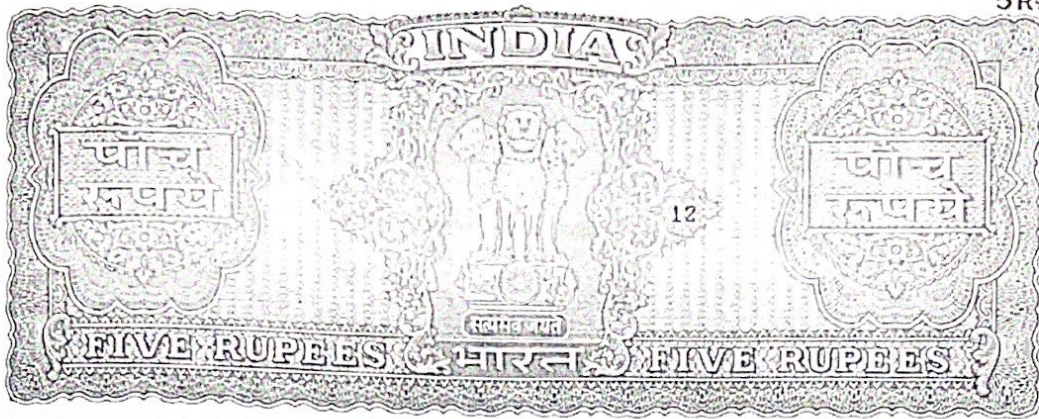
Serial No. 1222 Date 4-2-94  
 Value Tax only  
 Name of Seller D. V. Amalrao  
 Building 1 V. Amalrao  
 for the purpose Sold deed  
 Signature of the Vendor  
 Signature of Purchaser

*J*


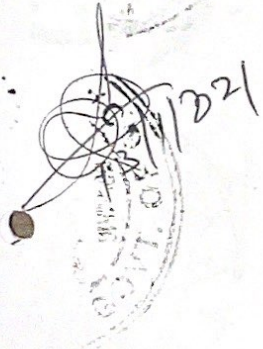
Indian National ( hereinafter called " THE  
 PURCHASER " which expression unless repugnant  
 to the context or meaning thereof shall be  
 deemed to include her heirs , successors ,  
 legal representatives and assigns ) OF THE  
 OTHER PART :



5RS



9-94

WHEREAS the vendors are the owners and proprietors of 3/4 th parts of a property known as " BANDOLA SONIAXI BAG " also known as " LOHAR BHAT " more particularly described in schedule hereto below :

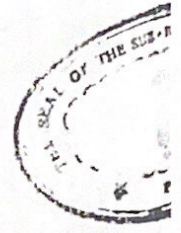
serial No. 1922  
 Value of .....  
 Name of .....  
 Residing at .....  
 for the purpose of .....  
 Signature of the Vendor .....  
 Signature of Purchaser .....

4-2-97  
 Road  
 7/11  
 Rd. D. Anand  
 1/11

13

*[Handwritten signature]*

AND WHEREAS the VENDOR Shri Raghuvir Manguesh  
 Sinai Priolkar had purchased the said  
 property ( 3/4 th parts ) in a judicial  
 auction in an execution proceedings vide



11  
46  
Order dated 15th November 1944 and which execution proceedings were filed by Shri Ramchandra Tata Naique Gaunekar against Shri Focro Gonba Sinai Priolkar and his wife Smt. Ambicabai Focro Sinai Priolkar and as such the said property is inscribed in the name of said Vendor Shri Raghuvir Manguesh Sinai Priolkar under number 20430 in Book F-1 at page 150 overleaf in The Land Registration Office of Ilhas at Panaji.

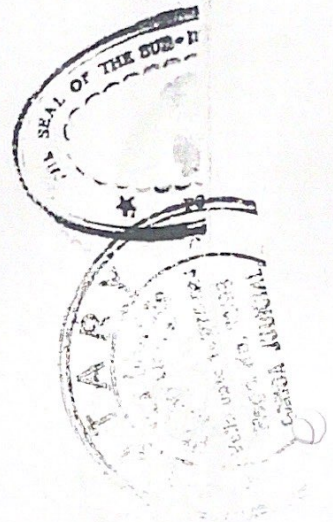
AND WHEREAS the Purchaser is desirous of purchasing the said 3/4 th part of said property admeasuring an area of about 33000 square metres or thereabout more particularly described in schedule below for the price of Rs.170000.00 ( Rupees one lakh seventy thousand only ) and which price is the market value of the said property :

AND WHEREAS THE VENDORS have at the request of the purchaser agreed to sell to her the said property admeasuring about 33000 square metres of said property more particularly

described in the schedule II below for the price of Rs.170000.00 ( Rupees one lakh seventy thousand only ) free from all encumbrances and which price is the market value of the said property :

NOW THIS DEED OF SALE WITNESSES AS UNDER :

1 In pursuance of the said agreement and in consideration of the payment of Rs.170000.00 ( Rupees one lakh seventy thousand only ) paid by the Purchaser to the Vendors , the receipt of which sum the Vendors hereby acknowledge , the said Vendors as absolute owners doth hereby grant, convey, sell, transfer, assign and assure by way of sale the said 3/4 th parts of said undivided property more particularly described in schedule below and all the estate, right, title, interest, claim and demand whatsoever of the Vendors in or to the property hereby transferred unto the Purchaser to have and to hold the same unto and to the use of the Purchaser as absolute owner forever.



2. THE VENDORS HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

(A) The said property shall be quietly entered into and upon and held and enjoyed and the profits received therefrom by the Purchaser without any interruption or disturbance by the Vendors or any person claiming through or under them and without any lawful disturbance by any other person whomsoever.

(B) The Vendors will at the cost of the person requiring the same execute and do every such assurance or things necessary for further more perfectly assuring the said property to the Purchaser as may reasonably be required.

(C) The property hereby transferred subsists and the Vendors have power to sell the same.

(D) The property hereby sold is free from

Handwritten scribble and stamp on the left margin. The stamp is circular and contains the text "OFFICE OF THE REGISTRAR OF DEEDS" around the perimeter. In the center of the stamp, the number "1221" is handwritten. There are also some illegible handwritten marks and a signature-like scribble over the stamp.

all encumbrances and charges of whatsoever nature.

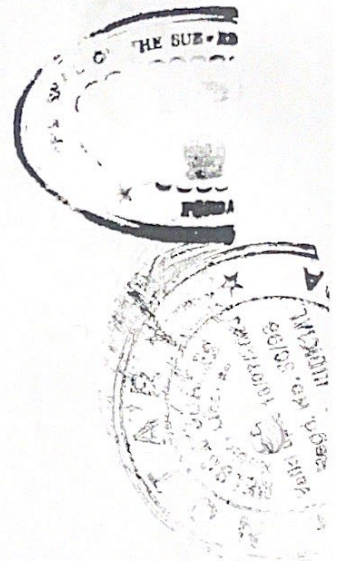
(E) If the title of the Vendors to the property hereby sold is found to be defective the Vendors undertake to compensate the Purchaser in terms of the loss caused.

(F) THE CONFIRMING PARTY hereby declares that they have no right of any nature over the said property which is sold by THE VENDORS to THE PURCHASER.

IN WITNESS WHEREOF the parties hereto have hereunto signed this deed at Ponda Goa the day and year first above written.

#### SCHEDULE

All that 3/4 th parts of the undivided entire property known as " BANDOLA SONIAXI BAG " also known as " LOHAR BHAT " situated at



Bandora , within the limits of Gram-panchayat of Bandora , Taluka Ponda , district of North Goa , described in Land Registry office of Ilhas at Panaji under No. 5916 of Book B 15 new and described in survey number under Nos. 62/6 and 151/2 of village Bandora and which property is bounded as under :

EAST : By the property cocoanut-grove Folny Bhat of Pandurang Purshottam Sinai Kavlekar.

WEST : By cocoanut-grove of ironsmith.

NORTH : By spilling waters.

SOUTH : By paddy-field of Comunidade of Bandora and of Sadasiva Naique Sardesai.

Handwritten scribbles and a circular stamp. The stamp contains the text "DIVISION B" and "SOVT. OF". The number "27" is written next to the stamp.

Signed and delivered by ]

Shri Suresh Raghuvir ]

Sinai Priolkar for self ]

and as attorney of (1) ]

Shri Raghuvir Manguesh ]

Sinai Priolkar and of ]

(2) Smt. Vasanti Suresh ]

Priolkar ]-----

Handwritten signature of Shri Suresh Raghuvir.

Signed and delivered by ]

Smt. Tulshi Ladu Gaude ]-----

L.H.T.I.  
of Smt  
Tulshi Ladu  
Gaude

Signed and delivered by ]

Shri Rama Ladu Gaude ]-----

Rama Ladu Gaude

Signed and delivered by ]

Smt. Sita Rama Gaude ]-----

L.H.T.I.  
of Smt.  
Sita Rama  
Gaude

Signed and delivered by ]

Shri Vaman Dhaku Gaude ]-----

L.H.T.I.  
of  
Shri Vaman  
Dhaku Gaude

Signed and delivered by ]

Smt. Satyavati Vaman  
Gaude ]-----

L.H.T.I.  
of Smt  
Satyavati Vaman  
Gaude

Signed and delivered by ]

Shri Atma Bhikaro Gaude ]-----

आत्मभिकारोगावडे

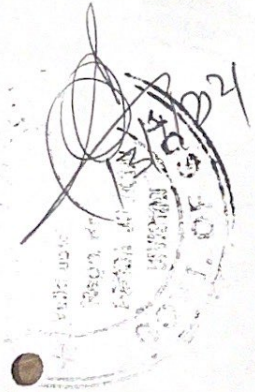
Signed and delivered by ]

Smt. Prenal Atma Gaude ]-----

L.H.T.I.  
of Smt. Prenal  
Atma Gaude

Signed and delivered by ] Shet-  
Smt. Ranjeeta Ramrai ]  
Shet ] Langita & Shet-

In presence of :-  
1. Shankar  
2. Ramrai M. Shet-



Executive Parties

- 1) Shri Suresh Raghunath Sirci Priokar  
son of Shri Raghunath Mangresh Sirci  
Priokar aged 61 years, married  
lord resident at Bandra, India  
attested for self and attorney  
Shri Raghunath Mangresh  
Sirci Priokar aged 61 years  
married, last lord resident at  
Bandra, India attested
- 2) Smt. Vasanti Suresh Priokar  
wife of Suresh Priokar daughter  
of late Shri Mangresh Sirci  
Priokar aged 56 years, married  
resident at Bandra, India attested
- 3) Smt. Inai Ladu Gande widow of  
Ladu Gande aged 65 years, married  
resident at Bandra, India  
attested
- 4) Shri Rama Ladu Gande, son of  
Ladu Gande aged 33 years, married  
agriculturist, resident at Bandra, India  
attested
- 5) Smt. Sita Rama Gande, wife of  
Rama Ladu Gande aged 45 years,  
married, resident at Bandra,  
India attested
- 6) Shri Vaman Dhaku Gande, son of  
Dhaku Gande, aged 55 years, married  
agriculturist, resident at Bandra,  
India attested



6) Smt. Satyawati Vaman Gaudle, wife  
of Shri Vaman Shahu Gaudle, aged 60:  
years, housewife, residing at Bandara  
Korda, Indian National.

7) Shri Atma Bhikaro Gaudle, son of Shri  
Bhikaro Gaudle, aged 35 years, married,  
accountant, residing at Bandara  
Korda, Indian National.

8) Smt. Premal Bhikaro Gaudle, wife of Bhi-  
karo Gaudle, aged 35 years, housewife,  
residing at Bandara Korda, Indian  
National.

9) Smt. Ranjiceta Ramrai Shet, daughter  
of late Shri Ganesh Chodankar, wife  
of Shri Ramrai Shet, aged 48 years,  
housewife, residing at Yeshwant Nagar  
Korda, Indian National.

executing party.....  
Smt. one Loune

admits execution of the so called

..... deed of sale

1) Shri. Sh.



Registered No. 301  
at pages 365 to 390  
Book No. I Volume No. 198  
Date 28/2/1994  
Shukla  
Sub-Registrar



TRUE COPY  
NOTARY PUBLIC  
PONDA JUDICIAL DIVISION  
NELSON SOARES  
Dated: 13/11/21  
Receipt No. 243



*certified copy*  
*of* 1837  
11/26/1994  
R. P. GUDKAR  
Notary Public,  
Ponda, Goa.