

TRUE COPY



गोवा GOA

Serial No. 325 Place of Vendor MARGAO Date: 19/4/2021 098509

Value of Stamp Paper: 25000/-

Name of Purchaser: Edwin A. Gonsalves

Residence: CHWCHWIN Name of Father: E. Gonsalves

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 200000/-

Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign.
Mrs. SALONI S. KOLWALKAR
Lic No JUD/EN-LIC/12016/AC-I
Margao-Goa

Signature of Purchaser

EDWIN ANTHONY GONSALVES

DEED OF SALE

THIS DEED OF SALE is made at Margao, Goa, on this 20th day of April 2021. **BETWEEN -**

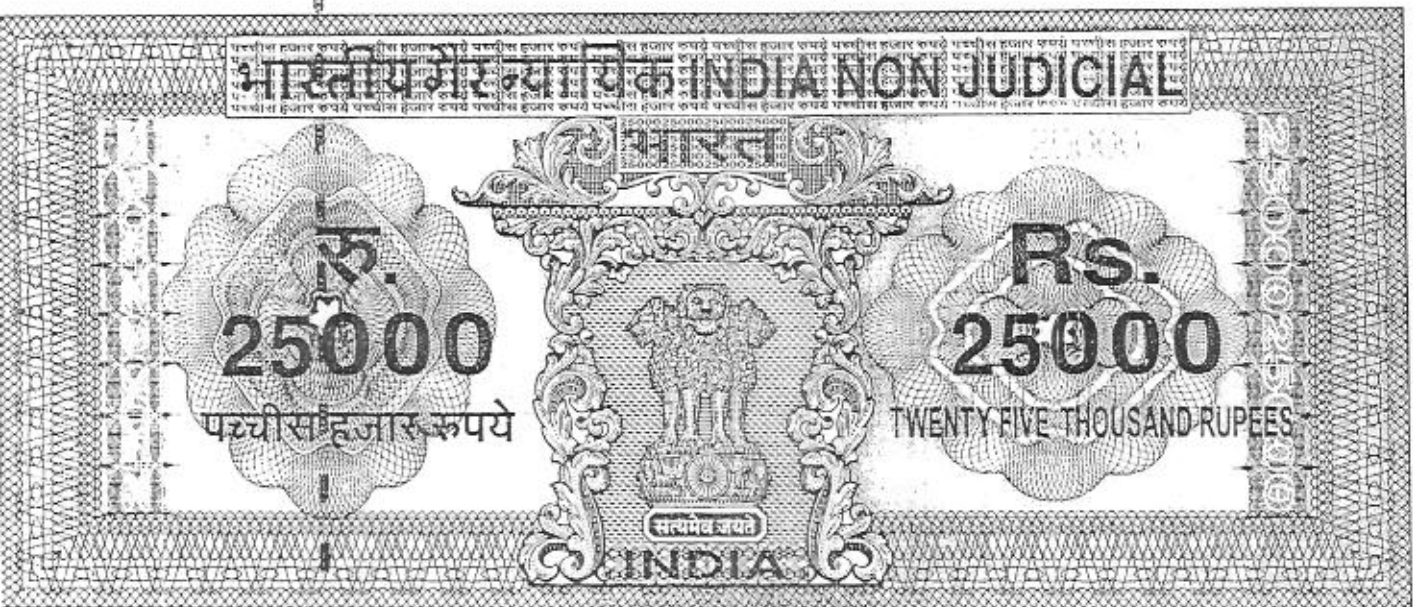
(1)(a) **MR. MADHUKAR ANANT NAGVENKAR**, son of late Anant Vithal Nagvenkar, aged 69 years,



Madhukar

[Signature]





गोवा GOA

Serial No. 325 Place of Vendor MARGAO Date: 19/4/2021 098510Value of Stamp Paper: 25000/-Name of Purchaser: Edwin A. ConsolvesResidence: Chinchinim Name of Father: E. ConsolvoPurpose: Transacting
PartiesAs there is no one single paper for the value of Rs. 20000/-
Additional stamp papers for the completion of the value are
attached along with.Stamp Vendor's Sign.
Mrs. S. N. S. KOLWALKAR
Lic. No. 325/2015/AC-I
Marga Goa

Signature of Purchaser

- 2 -

married, retired, PAN Card No.

Aadhaar Card No. , Mobile

No. and his wife (b) **MRS. MANESHA****MADHUKAR NAGVENKAR**, aged 66 years, retired,

PAN Card No. , Aadhaar Card No.

, both Indian Nationals and residents of
First Palvem, Chinchinim, Salcete, Goa, hereinafter

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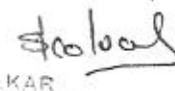
Serial No. 325 Place of Vendor MARGAO Date 19/4/2021 098512

Value of Stamp Paper: 25000/-

Name of Purchaser: Edwin A. Goncalves

Residence: Chinchinim Name of Father: E. Goncalves

Purpose: Transacting Parties }

As there is no one single paper for the value of Rs. 25000/-
Additional stamp papers for the completion of the value are
attached along with.Stamp Vendor's Sign, 
M/s. DALVI & S. KOLWALKAR
D/O. DR. ANJANA-125/2018/AC-I
Margao Goa
Signature of Purchaser

- 4 -

Indian National, resident of H.No.112/A, Mazilvaddo,
Deussua, Chinchinim, Salcete, Goa, sole proprietor of
M/s. WINCON BUILDERS, having office at S-2, Block
"B", Colaco Residency, Comba, Margao, Goa,
hereinafter referred to as the **"PURCHASER"** of the
OTHER PART.



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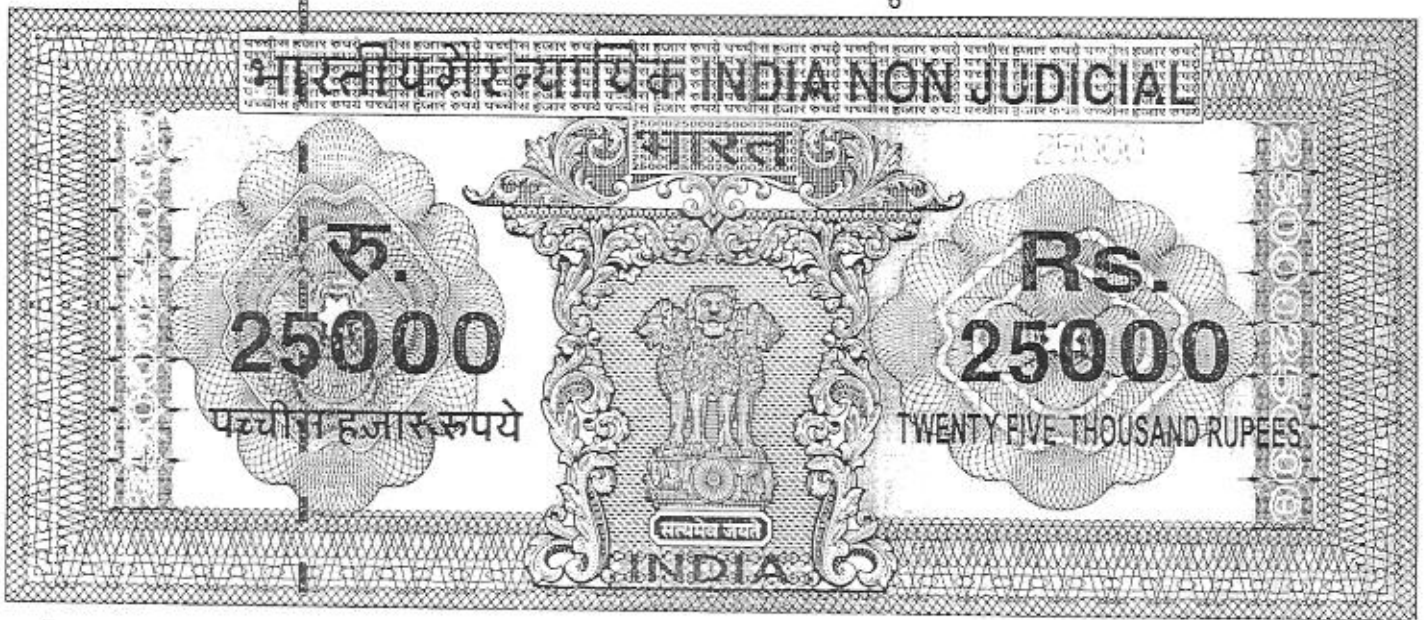
गोवा GOA

Serial No. 325 Place of Vendor MARGAO Date 19/4/2021 098513Value of Stamp Paper: 25000/-Name of Purchaser: Edoan A GonsalvesResidence: CHANCHINIM Name of Father: E. GonsalvesPurpose: Transacting Parties }As there is no one single paper for the value of Rs. 200000/-
Additional stamp papers for the completion of the value are
attached along with. \$olvalStamp Vendor's Chan.
M. S. SHET, KOLWALKAR
L. 10-11, 100/12, LIC BUILDING, MAC-1
Margao Goa[Signature]
Signature of Purchaser

- 5 -

Each of the expressions **"THE VENDORS"** and **"THE PURCHASER"** herein used shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns.

Mayventkar[Signature]



गोवा GOA



Serial No. 325 Place of Vendor MARGAO Date 19/4/2021 098514

Value of Stamp Paper: 25000/-

Name of Purchaser: Edwin A. Gonsalves

Residence: Chinchinim Name of Father: E. Gonsalves

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 25000/-

Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign,
M. S. SALCHI S. KOLWALKAR
Ld. No. JUDIVER-1/2016/AC-1
Margar, Goa

[Signature]

[Signature]
Signature of Purchaser

- 6 -

WHEREAS there exists an immovable property, namely property known as "AFORAMENTO VALADO CAULICHO BANDO", situated at Chinchinim, within the area of Village Panchayat of Deussua-Chinchinim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration



[Signature]

[Signature]



गोवा GOA

Serial No. 325 Place of Vendor MARGAO Date 19/4/2021 098515

Value of Stamp Paper: 25000/-

Name of Purchaser: Edwin A. Gonsalves

Residence: Churchillim Name of Father: E. Gonsalves

Purpose: Transacting
Parties

As there is no one single paper for the value of Rs. 25000/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign.
Mr. SATEEN S. KOLWALKAR
Lm. 100, DIVIN-18/12/16/AC-1

[Signature]

Signature of



- 7 -

Office of Salcete under No.36,837 of New Series and
enrolled in the Land Revenue Office of Salcete under
Matriz No.1915 and more particularly described in
the SCHEDULE "A" hereunder and hereinafter
referred to as the "entire property";



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[Signature]



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Serial No. 325 Place of Vendor MARGAO Date: 19/4/2021 098516

Value of Stamp Paper: 25000/-

Name of Purchaser: Edwin A. Goncalves

Residence: Church Hill Name of Father: E. Goncalves & LUGI

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 25000/- Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign.
M. G. GONCALVES POLWALKAR
L. No. JUDICIAL-1/2016/AC-1

Signature of _____



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AND WHEREAS the said entire property initially belonged and owned by Mr. Nilkant Ganesh Lad, Mr. Pundalik Pandarinath Raiker and Mr. Anand Mohan Poi Raiturcar, all bachelors from Aquem Alto, Margao, Goa;



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AND WHEREAS aforesaid owners dis-annexed 1/15th portion of the said entire property and by Deed of Sale dt. 29th June 1978 registered in the office of the Sub-Registrar of Salcete, Margao under No.895 at pages 5 to 10 of Book No.I Vol.199 dt. 17th October 1978 sold and conveyed the said portion to Mr. Shrikant Vitola Lotlikar;

AND WHEREAS said 1/15th portion of the said entire property "AFORAMENTO VALADO CAULICHO BANDO", forms an independent and separate property and surveyed under No.334/3 of Chinchinim village of Salcete Taluka, having an area of 725 (seven hundred twenty five) sq.metres, more particularly described in the SCHEDULE "B" hereunder and hereinafter referred to as the "said property";



AND WHEREAS by Deed of Sale dt. 10th October 2005 registered in the office of the Sub-Registrar of Salcete, Margao under No.5349 at pages 494 to 517 of Book No.I Vol.No.1904 dt. 10th November 2005 said Shri Shrikant Vitola Lotlikar and his wife sold and conveyed the said property to the Vendor, Mr. Madhukar Anant Nagvenkar;

AND WHEREAS the VENDORS are now sole owners and possessors of the said property;



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AND WHEREAS the VENDORS have represented to the PURCHASER that -

a) the VENDORS are now sole owners and possessors of the said property and no other person/s have any right, title or interest therein of whatsoever nature;

b) the said property is free from all encumbrances, charges, liens or defects in title whatsoever nature;

c) the said property is not subject to any land acquisition proceedings or any other proceedings or any litigations whatsoever;

d) the said property is not subject to any attachments or litigations from any Court of law;

e) the said property falls within "settlement zone" of Regional plan and is accessible from the main road as shown in the plan;

f) the VENDORS have clear and marketable title to the said property;

AND WHEREAS believing the said representations as true, the PURCHASER approached the VENDORS for purchase of the said property;

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the said



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property for total consideration of Rs.60,00,000/- (Rupees sixty lakhs only) calculated over Rs.8000/- per sq.mtr, which is its fair market value;

NOW THIS DEED WITNESSETH AS UNDER:

1. That pursuance of the said agreement and in consideration of the sum of Rs.60,00,000/- (Rupees sixty lakhs only) which has been paid by the PURCHASER to the VENDORS before execution of these presents, namely Rs.60,000/- was deducted as 1% TDS and paid to Income Tax Department on account of the VENDORS and from the balance amount of Rs.59,40,000/- an amount of Rs.29,70,000/- paid to the male Vendor by RTGS Transfer through State Bank of India, Margao on 15.04.2021 and Rs.29,70,000/- paid to the female Vendor by Cheque No.268587 drawn on Bank of India, Margao dt. 12.04.2021, the receipt whereof the VENDORS hereby admit and acknowledge, they the VENDORS as owners and possessors hereby convey, sell, transfer, assign and assure by way of sale UNTO the PURCHASER ALL THAT the said property, namely 1/15th portion of the property known as "AFORAMENTO VALADO CAULICHO BANDO", situated at Chinchinim, Salcete, Goa, more particularly described in the SCHEDULE "B" hereunder and shown in the plan annexed



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[Signature]



hereto, TOGETHER WITH all the things permanently attached thereto or standing thereon and all the privileges, access, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging to anywise appurtenant thereto AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDORS to the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASER absolutely and forever.



2. The VENDORS hereby covenant with the PURCHASER that -

a) the VENDORS now have in themselves good right and full power to convey and transfer by way of sale the said property hereby conveyed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid;

b) the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said property hereby conveyed with their appurtenances and receive the profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or



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interruption, claim and demand whatsoever from or by them the VENDORS or by any person/s claiming or to claim, from, under or in trust for them or any of them;



c) the VENDORS and all persons having or claiming any estate, right, title or interest in the said property hereby conveyed or any part thereof by, from, under or in trust for the VENDORS or their executors, administrators, successors, partners or any of them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS do and execute and cause to be done and executed all such further and other lawful acts, deeds, things whatsoever for better and more perfectly and absolutely granting the said property and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid as by the PURCHASER, their successors, executors, or administrators and assigns shall be reasonably required.

d) That the VENDORS undertake to indemnify and keep indemnified the PURCHASER against any defect in title concerning the said property or any part thereof. Similarly, the VENDORS do hereby agree to indemnify and keep indemnified the PURCHASER,



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against all claims, demands, actions, proceedings, losses, damages, recoveries etc which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS or any of them, on account of which the PURCHASER is subjected to any loss, damages, etc, in respect of the said property hereby sold.



3. That both the parties hereto agree, that any mistake in the present Deed of Sale shall not invalidate the present Deed, but the same shall be duly rectified by both the parties, by executing a Deed of Rectification.

4. The VENDORS do hereby authorise and grant their no objection to the PURCHASER to effect the mutation of the survey records in respect of the said property in his name.

5. The VENDORS declare that the said property hereby sold is not the property of Scheduled caste or scheduled tribe community and there are no restrictions for the present sale.

SCHEDULE "A"

(Description of entire property)

ALL THAT property known as "AFORAMENTO VALADO CAULICHO BANDO", situated at Chinchinim, within the area of Village Panchayat of Deussua-Chinchinim,



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Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.36,837 of New Series and enrolled in the Land Revenue Office of Salcete under Matriz No.1915 and bounded on the east by property of the heirs Luis Xavier Rodrigues, Constancio Lopes, Roque Joao Pedro Furtado and land of Comunidade, on the west by the land of Comunidade of Chinchinim and of the heirs of Dulcidonio Dias, Loiola Furtado and Comunidade of Sirlim, on the north by the property of the heirs of Roque da Silva and on the south by the property of the said Roque Joao Furtado and National road.

SCHEDULE "B"

(Description of the said property hereby sold)

All that 1/15th fraction/portion of the property described in the SCHEDULE "A" above and forming an independent and separate property is surveyed under No.334/3 of Chinchinim village, having an area of 725 sq.mts and is bounded on the east by property of Roque Joao Pedro Furtado surveyed under No. 333/1, on the west by property of Mr. Loiola Furtado under Survey No. 335/10, on the north by property of Mr. Raghuvir D. Bhise under Survey No.334/2 and on the south by property of Lourencinha Fernandes under Survey No.334/4.



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[Signature]



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.



SIGNED AND DELIVERED
BY THE WITHIN NAMED
VENDORS:



MADHUKAR ANANT NAGVENKAR



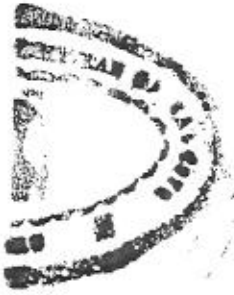
Right Hand Finger Prints



Left Hand Finger Prints

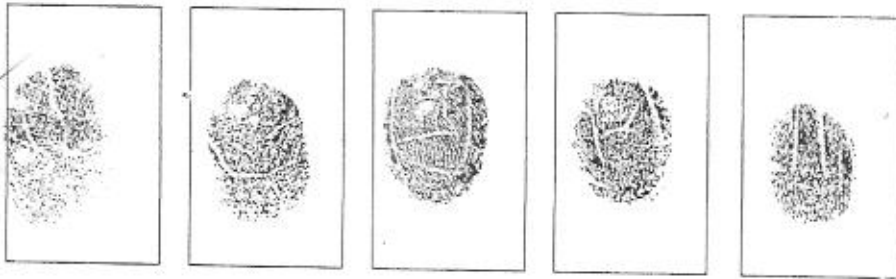


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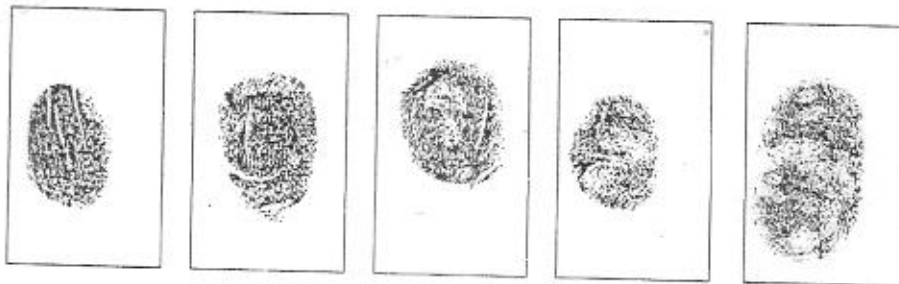


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MANESHA MADHUKAR NAGVENKAR



Right Hand Finger Prints.



Left Hand Finger Prints



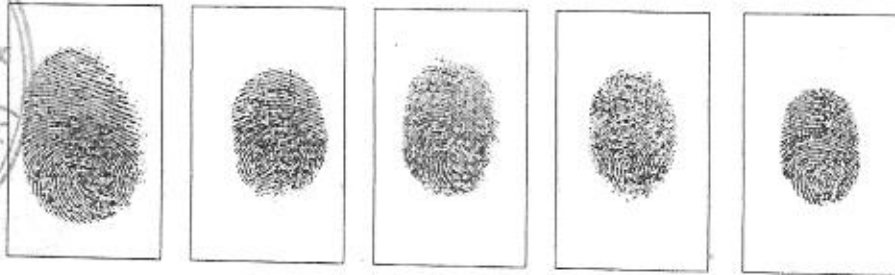
Nagvenkar



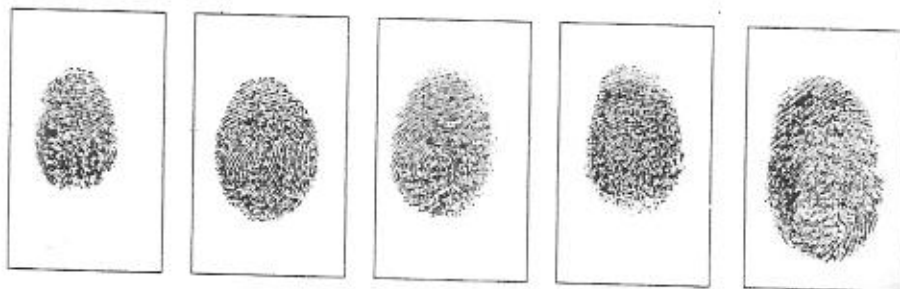
SIGNED AND DELIVERED
BY THE WITHIN NAMED
PURCHASER:



EDWIN ANTHONY GONSALVES



Right Hand Finger Prints



Left Hand Finger Prints



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WITNESSES:

1. Theresa
 THEREZA JOVITA COELHO
 H.NO. 350/3 TEMBIM - RAIA, SALCETE
 GOA.

2. Ronalds.
 REA IMENCY FERNANDES
 H.NO. 1916 GOULEACOTTO,
 CONCOLIM, GOA



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[Handwritten signature]



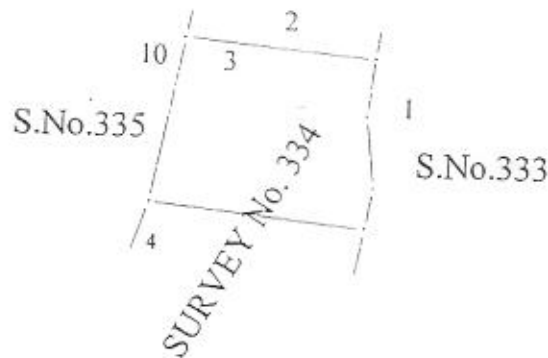
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO - GOA

13/25.06 :CMAR20-28263



Plan Showing plots situated at
Village : CHINCHINIM
Taluka : SALCETE
Survey No./Subdivision No. : 334/ 3
Scale : 1 : 1000

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



Mayventkar

Generated By : Madhukar N.Joshi
On : 02.07.2020

Compared By : K.B. GAUDE



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 26-Apr-2021 10:29:27 am

Document Serial Number :- 2021-MGO-1574

Presented at 10:22:24 am on 26-Apr-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	210000
2	Registration Fee	150000
3	Mutation Fees	1000
4	Processing Fee	490
Total		361490

Stamp Duty Required :210000/-

Stamp Duty Paid : 210000/-

Presenter

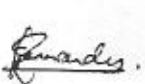
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	EDWIN ANTHONY GONSALVES ,Father Name:Eduardo Rosario Gonsalves, Age: 48, Marital Status: Married ,Gender:Male,Occupation: Business. Address1 - H.No.112-A, Mazilvaddo, Deussua, Chinchinim, Salcete, Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MADHUKAR ANANT NAGVENKAR , Father Name:Late Anant Vithal Nagvenkar, Age: 69, Marital Status: Married ,Gender:Male,Occupation: Other, First, Palvem, Chinchinim, Salcete, Goa, PAN No.:			
2	MANESHA MADHUKAR NAGVENKAR , Father Name:Shrikant Lotlikar, Age: 66, Marital Status: Married ,Gender:Female,Occupation: Other, First, Palvem, Chinchinim, Salcete, Goa,, PAN No.:			
3	EDWIN ANTHONY GONSALVES , Father Name:Eduardo Rosario Gonsalves, Age: 48, Marital Status: Married ,Gender:Male,Occupation: Business, H.No.112-A, Mazilvaddo, Deussua, Chinchinim, Salcete, Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name-and Address	Photo	Thumb	Signature
1	Name: Rea Imency Fernandes, Age: 29, DOB: 1991-09-03, Mobile: [REDACTED] Email: [REDACTED], Occupation: Service, Marital status : Unmarried, Address: 403703, H.No. 1916 near Chapel Gouleacotto Cuncolim, H.No. 1916 near Chapel Gouleacotto Cuncolim, Cuncolim, Salcete, SouthGoa, Goa			
2	Name: Thereza Jovita Coelho, Age: 24, DOB: 1997-04-18, Mobile: [REDACTED] Email: [REDACTED], Occupation: Service, Marital status : Unmarried, Address: 403720, H.No. 431 Near St Francis Chapel Tembim Camurlim Raia, H.No. 431 Near St Francis Chapel Tembim Camurlim Raia, Raia, Salcete, SouthGoa, Goa			

Janale
26/6/2021

Sub Registrar

Civil Registrar

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Sub Registrar

Document Serial Number : 2021-MGO-1574
Salcete

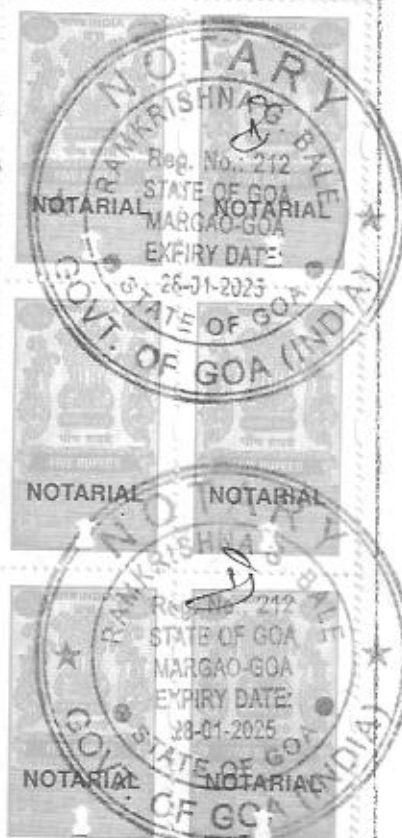




Book :- 1 Document
Registration Number :- MGO-1-1525-2021
Date : 26-Apr-2021

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

Handwritten signature: Junde 26/4/2021
Civil Registrar
~~Cum~~
Sub Registrar
Salcete



CERTIFIED TO BE A TRUE
COPY OF THE ORIGINAL

Handwritten signature: J
20/09/2021
RAMKRISHNA G. BALE
NOTARY
STATE OF GOA (INDIA)

REG. NO. 4821/2021

DATE: 20th September, 2021