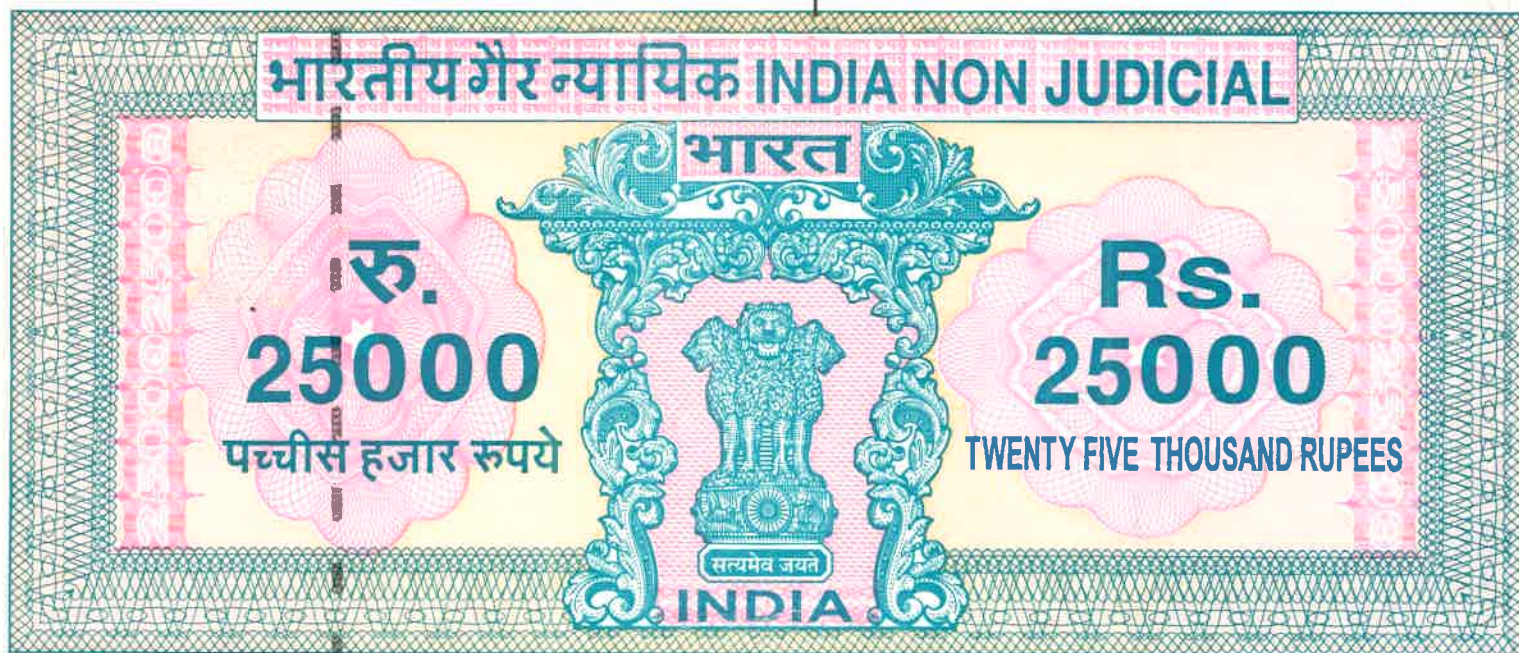




गोवा GOA

Jr. No. 712 Price of vendor: Ponda. Date of issue 12/07/2023 136720
Value of stamp paper 25000/-
Name of the purchaser Sham Prabhudesai
Residing Tasvade Shikoda Ponda Goa Total Rs. 4455

Signature of Ex-officio [Signature]

Signature of the purchaser [Signature]

POND-1-1134-2023



Sham Mahadev Prabhudesai [Signature]

DEED OF SALE

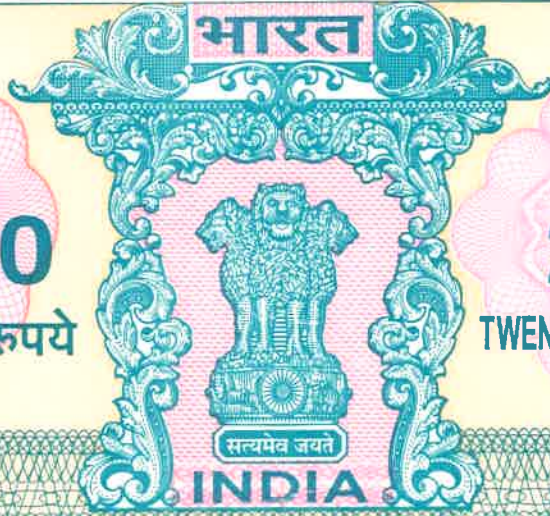
सौ. माहिता हु. वरेकर [Signature]

..... contd/---

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Gr. No. 712 Place of vendor Ponda, Date of issue 12/07/2023

136721

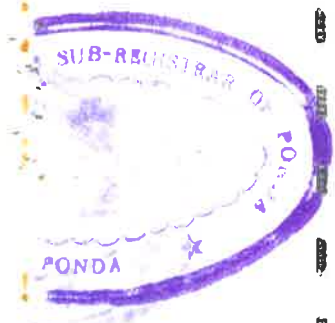
Value of stamp paper 25,000/-

Name of the purchaser Sham Prabhudesai

Residing at Taxwade Shisoda Ponda Goa Total Rs. 44,500/-

Signature of Ex-officio vendor

Signature of the purchaser



THIS DEED OF SALE is made and entered at Ponda - Goa on this 12th day of the Month July of the Year Two Thousand Twenty Three (12/07/2023).

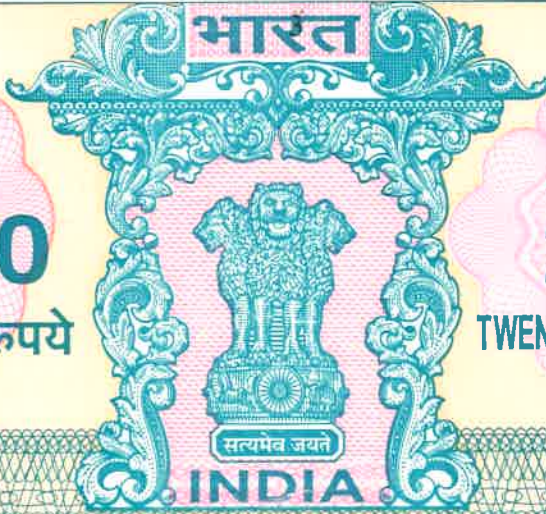
श्री. प्रभाकृष्ण. वेरकर

SM

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

136722

Sr. No. 712 Place of vendor Ponda, Date of issue 12/07/2023

Value of stamp paper 25000/-

Name of the purchaser Sham Prabhudesai

Residing Tarvade Shirada Ponda Goa Total Rs. 2,45,500/-

Signature of Ex-officio vendor

Signature of the purchaser

B E T W E E N

SMT. PRATIBHA TULSIDAS BORKAR,

wife of Late Tulsidas Borkar,

सौ. प्रतिभा तु. बोर्कर

SM

..... contd/---

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Sr. No. 712 Place of vendor Ponda, Date of issue 12/07/2023 **136723**
Value of stamp 25,000/-
Name of the purchaser Sham Prabhakar Sai
Residing at Taxvade Shirvoda Ponda Goa Total Rs. 44,500/-

Signature of Sham Prabhakar Sai
Signature of the purchaser

Signature of the purchaser



major, married, age 80 years,

landlady, having Aadhar Card

No. and PAN

सौ. प्रतिभा हु. वोरकर SML

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Sl. No. 712 Place of vendor Ponda, Date of issue 12/07/2023 136724
Value of stamp paper 25,000/-
Name of the purchaser Shriam - Prabhudesai
Residing at Taxwade Sircoda Ponda Goa Total Rs. 44,5500/-

Signature of Ex-officio vendor

SML
Signature of the purchaser



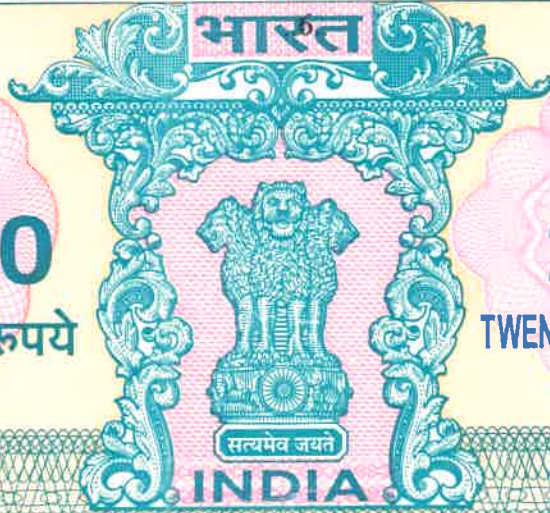
Card No. _____, Indian
National, resident of Flat No.
S-1, Mauli, Shantivan Complex

सो प्रतिभा कु. बोरेकर SML

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

136725

Sr. No. 712 Place of vendor Ponda, Date of issue 12/07/2023

Value of stamp paper: 25000/-

Name of the purchaser: Shri. Brahmanesai

Residing Tarvade, Shironda Ponda Goa - Total Rs. 445,000/-

Signature of Ex-officio vendor:

Signature of the purchaser



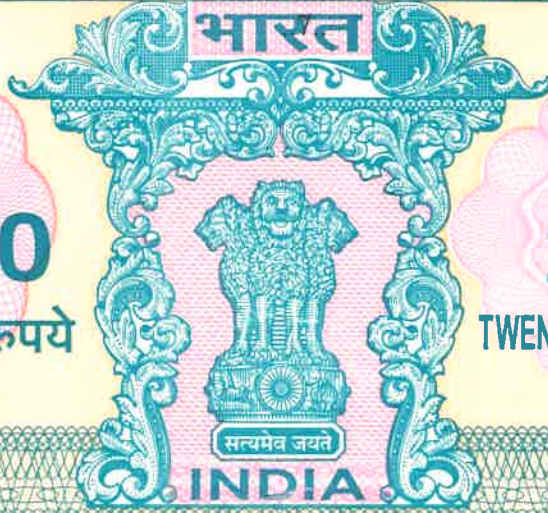
Co-op. Hsg. Society, Near
Mahalaxmi Temple, Bandora,
Ponda - Goa, hereinafter
called as the "VENDOR" (which

सौ. प्रतिभा ड. कोरकर SM

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

136726

Sr. No. 717 Place of vendor Ponda, Date of issue 12/07/2023
Value of stamp paper 25000/-

Name of the purchaser Sham Prabhudesai

Residing at Taxvade Shirvoda Ponda Goa - Total Rs. 445,500/-

Signature of Ex-officio Amloky

Signature of the purchaser SM

expression whatever the
context so admits shall mean
and include her respective

श्री प्रतिभा कु. बोकर SM

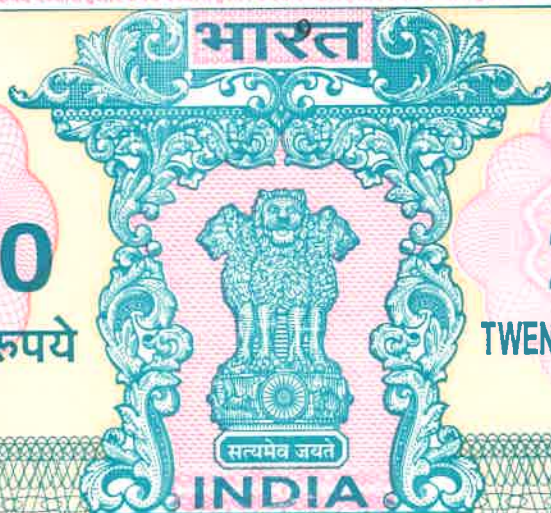


सो-हाथी डूबेकर

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Sr. No. 717 Place of vendor Ponda, Date of issue 12/07/2023

Value of stamp paper 25000/-

Name of the purchaser Sham Prabhudesai

Residing at Taxvale Shironda Ponda Goa = Total Rs. 44,500/-

136728

Signature of the official vendor

Signature of the purchaser

A N D

SHRI SHAM MAHADEV PRABHUDESAI,

son of Shri. Mahadev

सौ. प्रतिभा कु. वेस्कर

SM

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

136729

Sr. No. 712 Place of vendor Ponda, Date of issue 12/07/2023

Value of stamp paper 25000/-

Name of the purchaser Sham Prabhudesai

Residing Tarvade Shiroda Ponda Goa - Total Rs. 4,45,500/-

Signature of Ex-officio vendor

Signature of the purchaser

Prabhudesai, major, married,
aged 64 years, business,
having Adhar Card No.

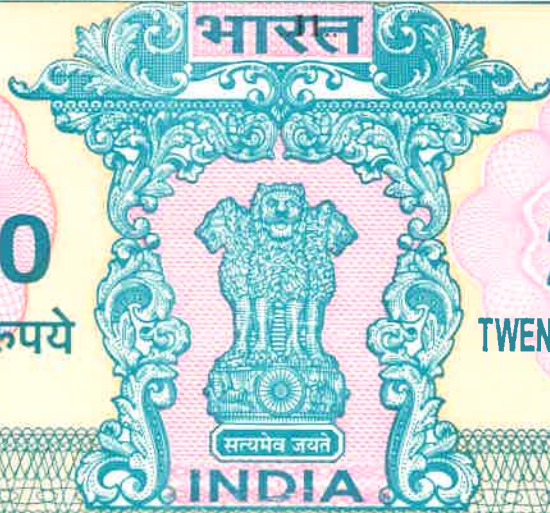
श्री प्रभाधुदेसाई

SM

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

136730

Sr. No. 712 Place of vendor Ponda, Date of issue 12/07/2023

Value of stamp paper 25,000/-

Name of the purchaser Sham, Prabhudesai

Residing in Tarvade, Shironda, Ponda, Goa - Total Rs. 4,45,500/-

Signature of Executive Engineer

Signature of the purchaser

and PAN Card No.

, Indian National,

resident of H. No. 243/2, Shivam,

श्री. प्रसिमा ड. बोसकर

SML

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

136731

Sl. No. 712 Place of vendor Ponda, Date of issue 12/07/2023

Value of 25000/-

Name of the purchaser Shayy Babhude Sai

Residing Tarvale Shiroda Ponda Goa Total Rs. 445500/-

Signature of Ex-officio [Signature]

Signature of the purchaser [Signature]

Maingal, Tarvale, Shiroda, Ponda-

Goa, hereinafter called as the

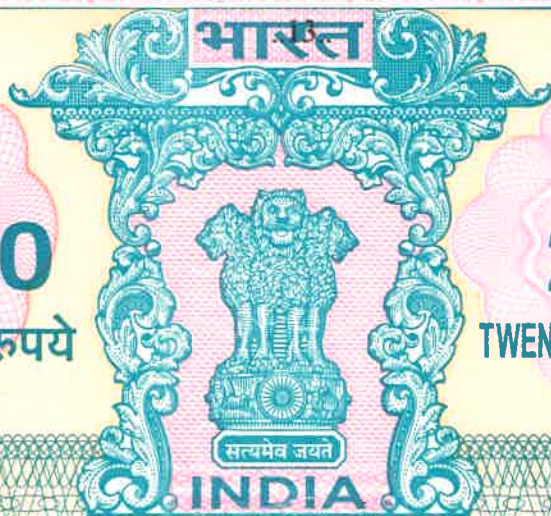
सौ. प्राणिता ड. कोरकर

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Jr. No. 712 Place of vendor, Ponda, Date of issue 12/07/2023 136732
Value of stamp paper 25000/-
Name of the purchaser Sham Prabhudesai
Residing at Taxwale, Shikoda Ponda Goa - Total Rs. 445500/-

Signature of Ex-officio vendor

Signature of the purchaser

"PURCHASER" (which expression
whatever the context so admits
shall mean and include his

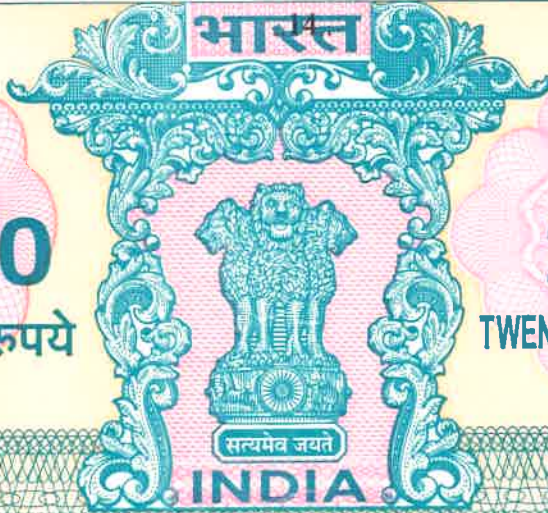
सौ. प्रतिभा कु. वेस्कर

Signature of the purchaser

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

136733

Sl. No. 712 Place of Vendor Ponda, Date of issue 12/07/2023
Amount of Stamp Paper 25,000/-
Name of the purchaser Sham Prabhu Desai
Residing at Tarvade Shirvode Ponda Goa Total Rs. 445,500/-

Signature of Ex-gratis vendor

Signature of the purchaser



respective heirs, executors,
successors, legal representative
and permissible assigns) of the
SECOND PART.

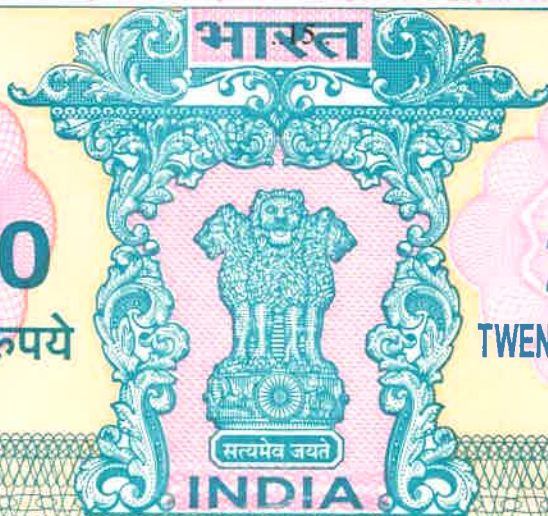
सौ. प्राप्ति कुंवरकर

Smt.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

No. 712 Place of Vendor Ponda, Date of issue 12/07/2023

136734

Value 25000/-

Name of the person Sinai Raghunathesai

Residing at Tarvade Shiroda Ponda Goa - Total Rs. 445,500/-

Signature of Ex-officio [Signature]

Signature of the purchaser [Signature]

Both the parties hereinabove are
Indian Nationals.

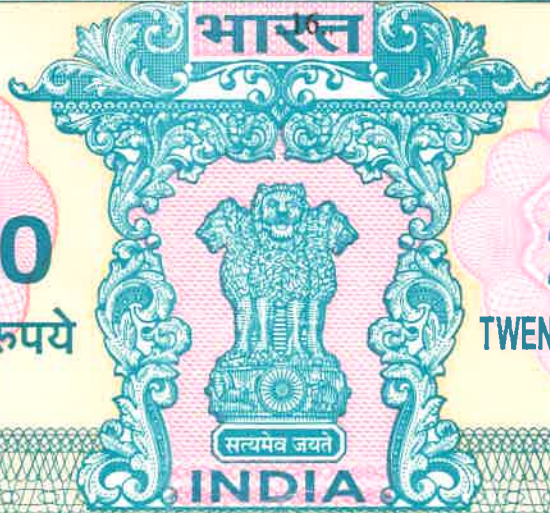
सत्यमेव जयते

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

136735

Sl. No. 717 Place of vendor Ponda, Date of issue 12/07/2023

Value of stamp paper 25000/-

Name of the purchaser Sham Prabhudesai

Residing at Tasvade Shikola Ponda Goa Total Rs. 44,500/-

Signature of Ex-officio vendor

Signature of the purchaser

WHEREAS the VENDOR is owned,
possessed and enjoyed of
property denominated as

सौ. माहिता ड. वेरकर

SM

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

136736

Dr. No. 717 Place of vendor Ponda, Date of issue 12/07/2023

Value of stamp paper 25000/-

Name of the purchaser Sham Prabhu Desai

Residing at Tarvale Shironda Ponda-Goa Total Rs - 445500/-

Signature of Ex-officio Sham

Signature of the purchaser SM

"Dharma Bhat" surveyed under
survey No. 103/11 of village
Borim admeasuring an area of

सौ-मातृगा ३-०२२२

SM

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000



गोवा GOA

028131

Sl. No. 712 Place of vendor Ponda, Date of issue 12/07/2023

Value of stamp paper 20,000/-

Name of the purchaser Sham Prabhuji Sai

Residing at Harvake Shitola Ponda Goa - Total RS 44,500/-

Signature of Ex-officio Prabhuji

Signature of the Purchaser SM



2600.00 sq. mtrs., alongwith
old house registered under H.
No. 606 admeasuring an area of

सम-प्रतिष्ठापित कारक

SM



गोवा GOA

792349

of No. 712 Place of Vendor Ponda, Date of issue 12/07/2023

Value of stamp paper 500/-

Name of the purchaser Sham Prabhudesai

Residing at Tamvare Shikoda Ponda Goa - Total Rs. 44500/-

Signature of Ex-officio [Signature]

Signature of the purchaser [Signature]



90 sq. mtrs., of built up area
and said property is neither
registered in the Land

श्री प्रबोध देवदेव

[Signature]

Registration Office at Panaji nor enrolled in the Taluka Revenue Office, Ponda-Goa and the said property is bounded as under:

On the East : By property of Sunil Borkar

On the West : By property of Jatun Goes and of Shipo Borkar & others

On the North : By the property of Sunil Borkar

On the South : By the property of Navdurga Devalaya.

AND WHEREAS upon the death of Late Tulsidas Vasant Borkar an Inventory was carried out by the Vendor herein before the Hon'ble Civil

सौ-प्रतिष्ठा ड. बोरकर

Sml

Judge Junior Division at Ponda
under Inventory Proceeding No.
16/2021/B, whereupon by Order and
Decree dated 27/09/2021 the Item
No. I i.e. the property denominated
as "Dharma Bhat" surveyed under
survey No. 103/11 of village Borim
admeasuring an area of 2600.00 sq.
mtrs., alongwith house registered
under H. No. 606 admeasuring an
area of 90 sq. mtrs., of built up
area and said property is neither
registered in the Land Registration
Office at Panaji nor enrolled in
the Taluka Revenue Office, Ponda-
Goa, was entirely allotted to the
Vendor Smt. Pratibha Tulsidas
Borkar being half sharer as moiety

सुनील-प्रतिभा बोरकर

Smt

, holder and the entire share of the Interested Parties.

AND WHEREAS the Vendor have decided to dispose and sell the said property to the intending Purchaser.



AND WHEREAS the PURCHASER is interested in Purchasing the said entire property admeasuring 2600 sq. mtrs., bearing Survey No. 103/11 of Village Borim, alongwith the old house admeasuring 90 sq. mtrs., constructed therein and has approached the VENDOR with a proposal to sell to him and execute the Deed of Sale in respect of the

सौ. प्रतिभा ड. बोरकर

SML

said entire property alongwith the old house therein UNTO HIM more particularly described in Schedule-II hereunder written AND THE VENDOR is ready and willing to sell the said the entire property admeasuring 2600 sq. mtrs., bearing Survey No. 103/11 of Village Borim, alongwith the old house admeasuring 10.00 sq. mtrs., to the Purchasers for a total consideration of Rs. 99,00,000/- (Rupees Ninety Nine lakhs Only) which is fair market value free from any encumbrance.

AND WHEREAS the value of the Property is calculated at Rs. 79,00,000 (Rupees Seventy Nine

२५-५/११/१५-बोरम

SM

. Lakhs only) and that of the old house is calculated at Rs. 20,00,000/- (Rupees Twenty Lakhs only) and the stamp duty on the total value of Rs. 99,00,000/- (Rupees Ninety Nine Lakhs Only) is paid herewith.



NOW THEREFORE THIS DEED

WITNESSETH AS FOLLOWS:

1. That in pursuance of the said Agreement and in consideration of total price of Rs. 99,00,000/- (Rupees Ninety Nine lakhs Only) fully paid by the PURCHASER to the VENDOR vide 1) Cheque bearing No. 395477 dated 17/04/2023 for Rs. 10,00,000/- (Rupees Ten Lakhs only)

सौ. सावित्री कुमारी

SM

, drawn on State Bank of India Ponda branch, 2) Cheque bearing No. 306431 dated 17/04/2023 for Rs. 15,00,000/- (Rupees Fifteen Lakhs only) 3) Cheque bearing No. 328453 dated 12.06.2023 for Rs. 20,00,000/- (Rupees Twenty Lakhs only) 4) Cheque bearing No. 328454 dated 31.08.2023 for Rs. 25,00,000/- (Rupees Twenty Five Lakhs only) and 5) Cheque bearing No. 306434 dated 04.04.2024 for Rs. 24,00,000/- (Rupees Twenty Four Lakhs only) all drawn on State Bank of India, Cuti branch, and Rs. 5,00,000/- (Rupees Five Lakhs only) paid on 12.06.2023 in cash, which the VENDOR do hereby acknowledge

सं-प्रतिभा पु.देवर

SMC

, having received the same, and they
the VENDOR as absolute owner of
the said entire property
admeasuring 2600 sq. mtrs.,
alongwith the old house bearing H.
No. 606, do hereby convey by way of
sale, ALL THAT entire property
admeasuring 2600 sq. mtrs.,
alongwith the old house bearing H.
No. 606 more particularly described
in the Schedule herein below and
shown with red colored boundary
lines in the plan annexed to this
DEED, together with all the
structures, trees, fences, ditches,
badges, way courses, lights,
liberties, easements, roads,
privileges and appurtenances,

20-11-2011 5:00 PM

Sm

whatsoever of the said entire property admeasuring 2600 sq. mtrs., alongwith the old house bearing H. No. 606 belonging or usually held or occupied therewith or be appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever the said VENDOR in or to the said entire property, hereby conveyed and every part thereof, TO HAVE AND TO HOLD the same to the PURCHASER absolutely as owners thereof.

2. The VENDOR hereby transfer their title, interest and possession in respect of the said entire property admeasuring 2600

सह-प्रतिष्ठापक

Sme

sq. mtrs., along with the old house bearing H. No. 606, of the property known as "DHARMA BHAT" more particularly described in the Schedule hereto and shown in the plan annexed hereto together with the appurtenances thereto unto the PURCHASER free from encumbrance to hold the same forever.



3. The VENDOR hereby covenant with the PURCHASER that the said entire property admeasuring 2600 sq. mtrs., along with the old house bearing H. No. 606, of the above property hereby sold is free from any liens, charges and encumbrances whatsoever and if there is any

सह-प्रतिभा ५-वेरकर

smi

defect in the title of the VENDOR and if the PURCHASER is deprived of the whole or any part of the said property sold by this Deed the VENDOR hereby undertake to compensate the PURCHASER, his heirs and successors in interest thereof.



4. The VENDOR hereby state that the said PROPERTY, is free from any and all encumbrances, charges, liens, burdens or any other responsibilities and therefore the VENDOR hereby undertake to answer and to stand by the PURCHASER in case of any claims raised by any third parties.

सौ. प्रतिभा कुंदर

Smt

5. The PURCHASER is hereby authorized hereafter to get the said entire property admeasuring 2600 sq. mtrs., surveyed under survey no. 103/11 of village Borim, alongwith the old house bearing H. No. 606, situated therein, duly registered in his name in all the Government and other offices including the Village Panchayat, Borim, without the further intervention of the VENDOR and the VENDOR shall give necessary N. O. C. to the PURCHASER as and when required.



श्री-प्रतिभा उ-वेरकर

SM

S C H E D U L E

(OF THE PROPERTY HEREBY SOLD)

All that property denominated as
"Dharma Bhat" surveyed under survey
No. 103/11 of village Borim

admeasuring an area of 2600.00 sq.

mtrs., alongwith old house

registered under H. No. 606

admeasuring an area of 90 sq.

mtrs., of built up area and said

property is neither registered in

the Land Registration Office at

Panaji nor enrolled in the Taluka

Revenue Office, Ponda-Goa and the

said property is bounded as under:

On the East : By property of

Sunil Borkar

सौ. प्रतिकृति ड. बोरकर

smc

. On the West : By property of
Jaton Goes and of Shipo Borkar &
others

On the North : By the property of
Sunil Borkar

On the South : By the property of
Navdurga Devalaya.



And which property is shown in the
red lining in the plan annexed
hereto.

IN WITNESS WHEREOF the parties
hereto have set their hands on the
day of month July and the year Two
Thousand Thirteen hereinabove
mentioned.

सुनील बोरकर

SM

. SIGNED, SEALED AND DELIVERED
by the within named " **VENDOR**"



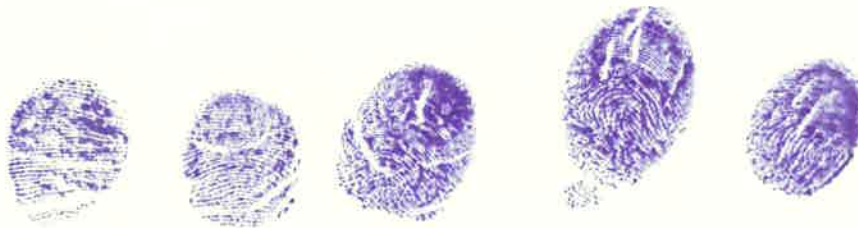
सौ. प्रतिभा तुलसीदास बोरकर



SMT. PRATIBHA TULSIDAS BORKAR



(L. H. T. I. of Smt. Pratibha
Tulshidas Borkar)



(R. H. T. I. of Smt. Pratibha
Tulshidas Borkar)

सौ. प्रतिभा तुलसीदास बोरकर

Smt.

SIGNED, SEALED AND DELIVERED
by the within named "PURCHASER"



SM



SHRI SHAM MAHADEV PRABHUDESAI



(L. H. T. I. of Shri Sham Mahadev
Prabhudesai)



(R. H. T. I. of Shri Sham Mahadev
Prabhudesai)

सौ. प्रानभा कुचरकर

SM

IN THE PRESENCE OF :-

1. Sanjana Sanjeev Desai Sanjana

2. Dattatray Vinayak Devani Devani



संजना संजीव देसाई

SMD



Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Ponda Taluka, Borim Village
Survey No.: 103 , Subdivision No.: 11

Scale 1:1000

Reference No.: CPON223-5138-1176483



This record is computer generated on 20-06-2023 03:51:50. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 19-Jul-2023 11:46:53 am

Document Serial Number :- 2023-PON-1176

Presented at 11:37:36 am on 19-Jul-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	445500
2	Registration Fee	297000
3	Mutation Fees	2000
4	Processing Fee	1080
Total		745580

Stamp Duty Required :445500/-

Stamp Duty Paid : 445500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sham Mahadev Prabhudesai , Father Name:Mahadev Prabhudesai, Age: 64, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - H no 243/2 Shivam Maingal Tarvale Shiroda Ponda Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Pratibha Tulshidas Borkar , Father Name:Rama Sonu Borkar, Age: 80, Marital Status: Widow , Gender:Female, Occupation: Land Lady, S-1 Mauli Shantivan complex Coop Hsg society Bandora Ponda Goa, PAN No.:			
2	Sham Mahadev Prabhudesai , Father Name:Mahadev Prabhudesai, Age: 64, Marital Status: Married , Gender:Male, Occupation: Business, H no 243/2 Shivam Maingal Tarvale Shiroda Ponda Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Dattatraya Vinayak Devari, Age: 59, DOB: 1963-07-17 , Mobile: , Email: , Occupation: Other , Marital status : Married , Address:403401, H no 96 Deolwada Borim Ponda Goa, H no 96 Deolwada Borim Ponda Goa, Borim, Ponda, SouthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: Sanjana Sanjeev Desai, Age: 38, DOB: 1985-05-31 Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403401, H no 574 B Kalmamol Borim Ponda Goa, H no 574 B Kalmamol Borim Ponda Goa, Borim, Ponda, South Goa, Goa			


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

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