

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

गोवा GOA

3212

26/08/2010

016684

R. Ten thousand only
Shri Gautam Anand Bone
Quepem
10,000/-

Serial No. 93410
Presented at the office of the
Sub-Registrar of Quepem
between the hours of 11:30
and 11:45 on 26/8/2010

Received fees for Rs. Pa.
Registration 40
Copying (folios) 9500
Copying endorsements 60
Postage 50
Total Rs. 10
9620

SUB-REGISTRAR
QUEPEM

DEED OF SALE

SUB-REGISTRAR
QUEPEM

✓

✓ Bone

✓ Bone

✓ Sy Bone

✓ 26/8/2010

✓ Bone

✓ Bone

THIS DEED OF SALE is made and executed at Quepem Goa, on this 27th day of August, 2010 (27/08/2010).

By and BETWEEN

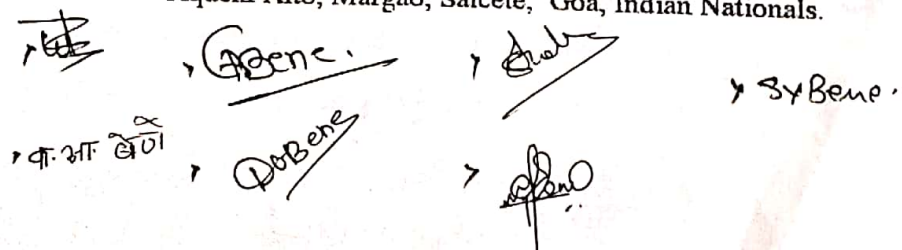
1. **MR. ANAND SESHGIRI BENE**, son of Sheshgiri Bene, 70 years of age, married, landlord and his wife,
2. **Mrs. VASANTI ANAND BENE**, daughter of Maruti Kamat, 66 years of age, housewife, both resident of H.No. 88, Deulmol, Sirvoi, Quepem Goa, Indian Nationals, hereinafter jointly called the '**VENDORS**' for the sake of brevity of the **FIRST PART**.

AND

1. **MR. GAUTAM ANAND BENE**, son of Shri Anand Bene, 37 years of age, married, service, and his wife
2. **Mrs. DARSHANI GAUTAM BENE**, daughter of Shri Vishwas Kakodkar, 32 years of age, service both resident of H.No. 88, Deulmol, Sirvoi, Quepem Goa, Indian Nationals, hereinafter called the '**PURCHASERS**' of the **SECOND PART**

AND

1. **Mr. SESHGIRI alias GIRISH ANAND BENE**, married, 39 years of age, son of Anand Seshgiri Bene, Business and his wife
2. **Mrs. PRITAM SESHGIRI BENE**, 36 years of age, service, daughter of Shri Ramdas Bhandodkar, both resident of E Noronha Building, IIIrd floor, Nr Pandava Chapel, Aquem Alto, Margao, Salcete, Goa, Indian Nationals.


The bottom section of the document contains several handwritten signatures and stamps. On the left, there is a signature that appears to be 'A. M. 201'. In the center, there are two signatures, one of which is 'G. Bene'. To the right, there is a signature that looks like 'S. Bene'. There are also some circular stamps, one of which is partially visible on the left side of the page, containing the text 'STRAR OF QUEPEM' and a star.

3. **Mr. YOGESH ANAND BENE**, married, son of Anand Seshgiri Bene, 36 years of age, married, Business, and his wife
- 4 **Mrs. SNEHA YOGESH BENE**, daughter of Shri Balkrishna Kolvalkar, housewife, both resident of BENE PLAZA, Madevamoddi, Tilamol, Quepem Goa, Indian Nationals hereinafter for the sake of brevity jointly called the '**CONFIRMING PARTY**' of the **THIRD PART**

Each of the expression **THE VENDORS, THE PURCHASERS AND THE CONFIRMING PARTY** of the respective parts shall mean and include themselves, their heirs, legal representatives, administrators, attorneys/substitute attorney and the assigns unless the same is repugnant to the context or meaning thereof.

All the parties to this Deed are Indian Nationals.

AND WHEREAS, the Vendor No. 1 i.e. Anand Seshgiri Bene, herein, is represented by his duly constituted attorney Mr. YOGESH ANAND BENE, major in age, married, resident of H. No. 88, Deulmol, Shirwai, Quepem Goa, constituted vide Power of Attorney dated 7.12.2007, authenticated under no. 2177/07 before Notary Mr G. K. HEGDE DESAI at Quepem, SOUTH - GOA a Xerox copy of the same duly attested is tendered herewith.

1. There exist a landed property denominated **BIBEANGALLY** or **PILLEMAND**, noted in the Records of Right as **PILLEMAND**, Surveyed under Survey No. 24/1, 24/4, 24/4A, 24/5 all of village Sirvoi of Quepem Taluka, situated at Tilamol, Madevamoddi, Taluka and Registration Sub District Quepem,

Handwritten signatures and initials:

- WE
- Ca Bene
- Shri
- By Bene
- का. आ. बेने
- Do Bene
- Shri

South Goa district of Goa State, enrolled in the matriz under no. 582 is within the Jurisdiction of Quepem Municipality as a whole bounded to the East by Public Road, To the West by Public Road, To the North by the Road leading from Quepem to Curchorem, To the South By Apex of the hill denominated Gotnam Mordi of Comunidade of Sirvoi, hereinafter referred to as **WHOLE PROPERTY.**

2. The Vendors have dis-annexed an area of 861 Sq.mts. designated as Plot "B" piece or part of property under Survey No. 24/4 and 24/4A of village Sirvoi of Quepem Taluka, part of whole property alongwith existing the shop cum Garage under Municipal House No. 268 which is bounded as under :

On the East : Road leading from Tilamol to Zambaulim and part by area acquired by Quepem Municipal Council.

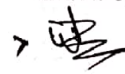
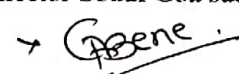
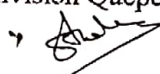
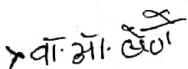
On the West : Plot E of Survey Nos. 24/4 and 24/4A .

On the North : Plot D of Survey Nos. 24/4 and 24/4A. and part property bearing survey No. 24/4A.

On the South : Internal private Road of 3 meters from the building Bene Plaza and the part of Survey No. 24/4 & 24/4A.

Hereinafter referred to as "SAID PROPERTY".

3. The Vendors obtained necessary conversion of land of said property vide sanad bearing No. 5-88-97-conv, dated 17.12.1997, issued by Dy. Collector South Goa sub division Quepem.

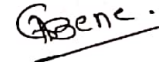
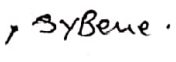
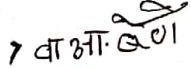
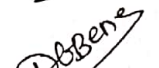
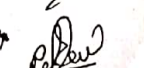
>  >  >  > SyBene.
>  >  >  > SyBene.

4. The Vendor No. 2 herein is added as a necessary party being lawful wife of Vendor No.1.

5. AND WHEREAS under the Regular civil Suit No. 44/2004/B vide consent decree passed by Hon. civil Judge Senior Division Quepem Goa, upon the consent terms in the order dated 12.4.2008 and the Vendors have acquired the full legal title to the whole property. It is also mutually agreed among all the parties of the first part, second part and third part to distribute/sell/develop or transfer the whole property as per their proportionate share and contribution made by Defendants to the consent decree dated 12.4.2008. As per the verbal agreed terms between the family members the party of the Second part has made the payment to the first part, the sum of Rs. 4,75,000/- (Rupees four lakh seventy five thousand only) as the full and final consideration of the said property and the party of first part acknowledge the receipt of the same on mutually agreed terms for making the payments to the Plaintiff for amicable settlement in the regular suit No. 44/2004/B. The party of the first, second and third part hereby consented for the same.

NOW therefore this Deed witness as follows:-

1. In pursuance of the above understanding, verbal agreement and in consideration of 4,75,000/- (Rupees four lakh seventy five thousand only), received by the vendors from the purchasers, the receipts whereof the Vendors hereby jointly and severally admit and acknowledge and in lieu thereof hereby transfer convey and handover the possession of Plot No. B admeasuring 861 sq.mts. alongwith existing shop cum garage registered in the Quepem Municipality under No. House No. 268, of the whole property the

1.  2.  3.  4. 
5.  6.  7.  8. 

boundaries of which are marked in red in the plan annexed hereto with this deed and forming the part and parcel of this deed UNTO the purchaser as absolute owner thereof, which is free from any encumbrances, liens demands, litigations of whatsoever nature TO HAVE, TO HOLD, TO ENJOY and TO POSSESS the same as absolute owner thereof.

2. The Vendors covenant with the Purchasers as follows :-

a) That the said property is free from litigations of any nature, civil, criminal as also free from land acquisition, demands, reservation for public purpose that there are no any dues pending of matriz, revenue payments to the Government, local bodies or levies/tax of any nature to any lawful authority.

b) The Vendors further covenant with the purchaser that SAID PROPERTY is the exclusive property of the vendors and the vendors are the absolute legal owners of the same and/or has sufficient authority to sell, transfer and convey the same in the manner aforesaid.

c) The Vendors further covenant with the Purchaser that the said property is free from any encumbrances, liens demands, litigations, mortgages, easements, attachments and or security/surety in any court of law from any liability for fines of any nature directly or indirectly.

d) The Vendors shall at all times hereafter in future do, cause and perform any lawfully required acts, deeds, matters and the things for further and better conveyance of the said property hereby sold, if lawfully required.

$\rightarrow$ ~~Te~~ $\rightarrow$ ~~Bene.~~ $\rightarrow$ ~~Be~~ $\rightarrow$ 3yBene.
 $\rightarrow$ ग. अ. अ. $\rightarrow$ ~~DeBene~~ $\rightarrow$ ~~DeBene~~

The figure consists of two bar charts side-by-side. The left chart is titled '1970s' and the right chart is titled '1980s'. Both charts have 'Number of children' on the x-axis (0, 1, 2, 3) and 'Percentage of women' on the y-axis (0, 10, 20, 30, 40, 50). In the 1970s chart, the percentages are approximately: 0 children (10%), 1 child (25%), 2 children (45%), and 3 children (20%). In the 1980s chart, the percentages are approximately: 0 children (10%), 1 child (25%), 2 children (40%), and 3 children (25%).

and other fundamental ethical considerations remain with all the responsibility for establishing the most appropriate to the particular case. Such ethical reflection on the appropriate use of technology, theory, methodology, and the associated social and environmental consequences should be an integral part of the research process.

Die Vögel des Nordens sind im Winter nicht so zahlreich wie im Sommer. Die Vögel des Südens sind im Winter sehr zahlreich.

The undersigned hereby certifies that the foregoing is a true and correct copy of the original document, and that the same is a true and correct copy of the original document, and that the same is a true and correct copy of the original document.



- 8 -

WF

Vendor at No. 1 represented by Yogesh A. Bene and being Self for Confirming party at No.3



LEFT Hand F. Impression



Right Hand F. Impression



वा. आ. बेने

(VASANTI ANAND BENE) Vendor at No. 2



LEFT Hand F. Impression



Right Hand F. Impression

WF Bene. Shree SyBene.
वा. आ. बेने DBene



- 9 -

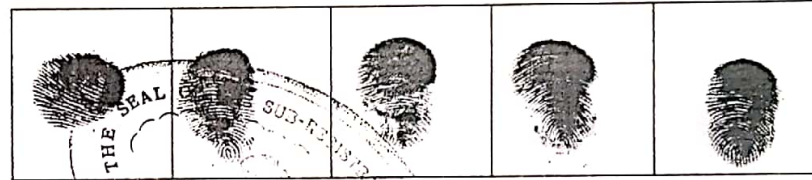
G. Bene

G. Bene

(GAUTAM ANAND BENE) Purchaser at No. 1



LEFT Hand F. Impression



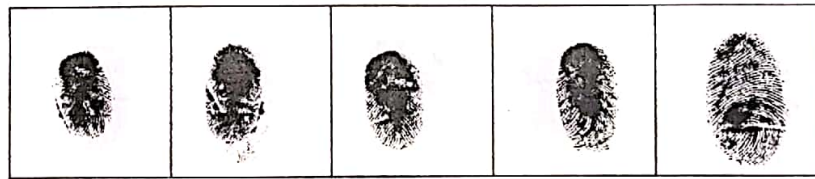
Right Hand F. Impression



D. Bene

D. Bene

(DARSHANI GAUTAM BENE) Purchaser at No. 2



LEFT Hand F. Impression



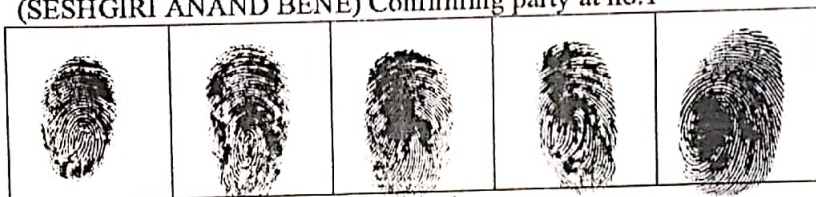
Right Hand F. Impression

DB
प्रा.भा. वी
G. Bene
D. Bene
Shubh
DB
3x Bene



Sube

(SESHGIRI ANAND BENE) Confirming party at no.1



LEFT Hand F. Impression

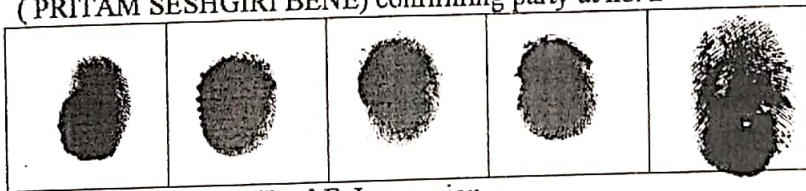


Right Hand F. Impression

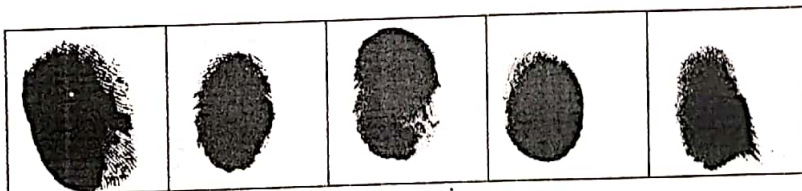


Sube

(PRITAM SESHGIRI BENE) confirming party at no. 2



LEFT Hand F. Impression



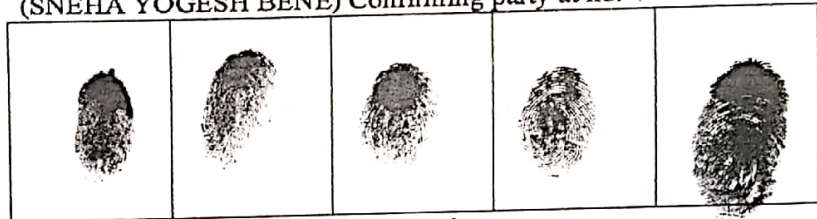
Right Hand F. Impression

Sube *Greene* *Sube* *By Bene*
Mr. At. G. O. I. *Debene* *Sube*



SyBene.

(SNEHA YOGESH BENE) Confirming party at no. 4



LEFT Hand F. Impression



Right Hand F. Impression

WITNESSES :-

1. Name : Shri Krishna C. Praonkar 

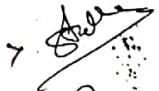
Address : Malkhon - Malkhon
P.O. Sanguem - Goa.

2. Name : Mr. Shiraji M. Gurav 

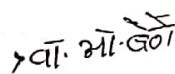
Address : Netavali - Sanguem - Goa.



 SyBene.

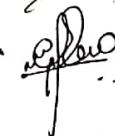


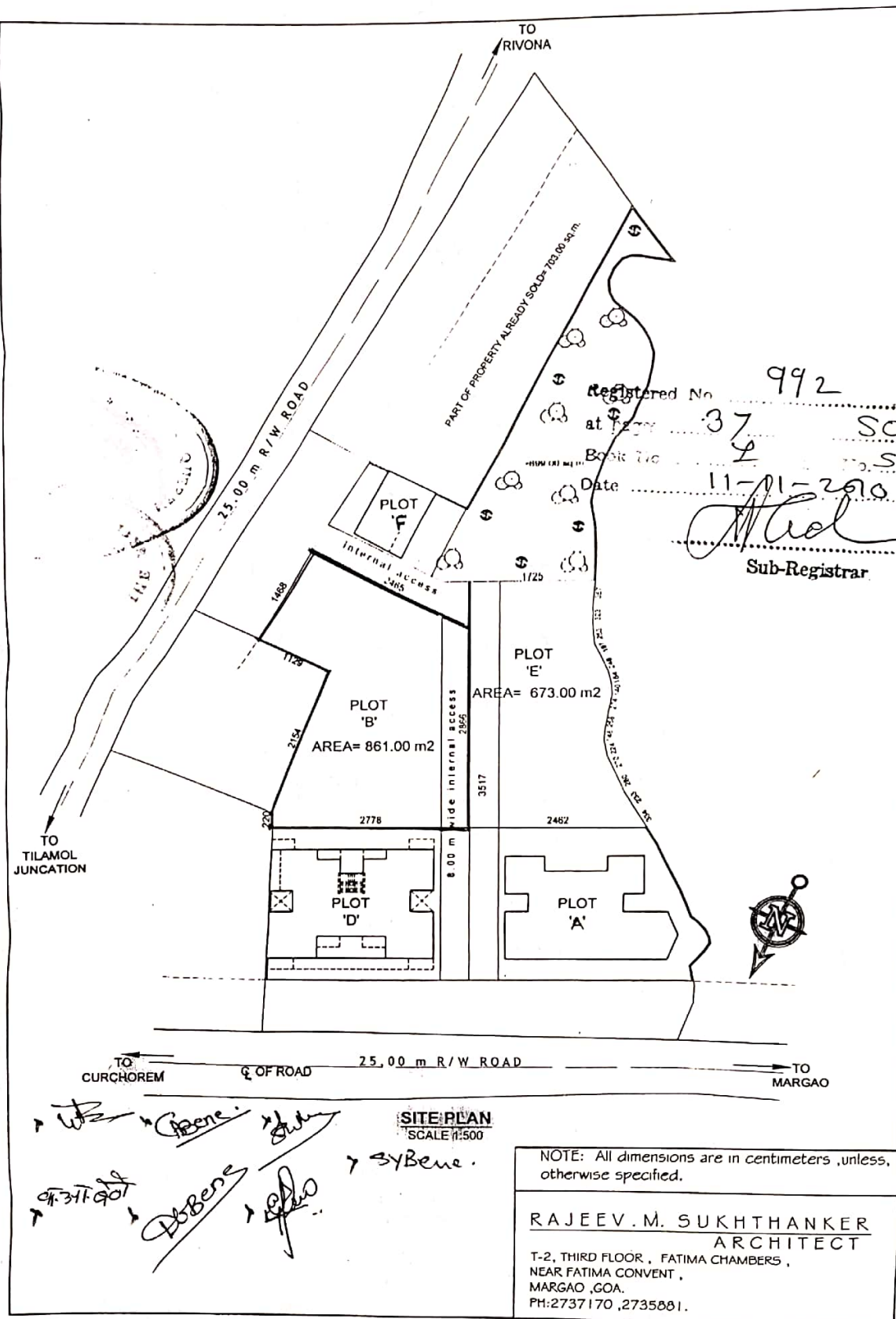
SyBene.



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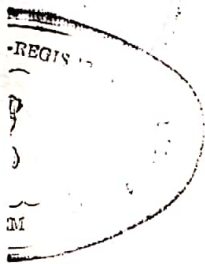






Executing parties

1. Mr. Yogesh Anand. Bene, named S/o Anand
Seshgiri. 36 years, named S/o Vilas
Anand. J. - self as a family part no 3
and as a attorney of deeds no. 1. @ Mr. Anand.
Seshgiri Bene
2. Mr. Vasant Anand Bene. D/O Maruti
Kamal. 66 years. Road wsl to S/o H.W. 88
Deulani. S/o Vilas Anand.
3. Mr. Anand Anand. Bene. S/O Shri Anand
Bene. 37 years named, service and wj
to Seshgiri. Anand. Anand Bene.
Married. 39 years. S/O Anand. Seshgiri
Business. And. wsl. S/O Vilas Anand.
4. Mr. Anand Seshgiri Bene. 36
years - age, service. D/O Shri Ramesh
Bhandarkar both. S/O E. Wason Rao
Bhandarkar. T. 1st. R. - m. Ramesh. Chapt
Anand. Vilas Margu. A. C. C.
5. Mr. Yogesh. Anand Bene. named
S/o Anand. Seshgiri. 36 years, named
business man and his wife
6. Mrs. Sneha. Yogesh. Bene. D/O
Shri. Bal Krishna. Kolvalkar. Koshur
both S/O Bene. place T. 1 no.
Anand. C. C.



Executing Party

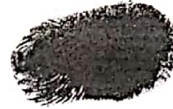
admits execution of the

1000

Handwritten signature



दा. मा. देवे



Benene



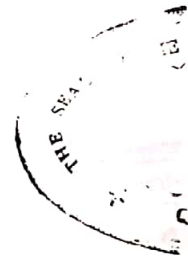
DeBene



Handwritten signature



DeBene.



1. Benjamin Olivera s/o Lawrence
Olivera, 38 years, married
Savitri s/o Paroda. Gregorio Lee

and known to the Sub-Registrar
states that he personally knows the
above executant and identifies him.

By

Gregorio Lee dated 21st September 2010
Handwritten signature

1. pitam seshgiri Bane. 34 years, serving.
D/o Shw. Ramala. Banolbalki ~~ban~~ to
E. woronka, Building III 2nd Flr w. Pandary
Chapel, Aguen. Alto margin salute loc.

Executing Party

admits execution of the so called
lead

1. *[Signature]*



1. Dr. Deepak. Vasudev Dangui 8 Ls
Vasudev Dangui 48 years, married
medical practitioner to Quepem hospital

and known to the Sub-Reg. of
states that he personally kn...
above executant and identified him

1. *[Signature]*

Quepem dated 13 September 2010

[Signature]
SUB-REGISTRAR
QUEPEM

Registered No. 992
at pages 37 to 50
Book No. 2 Volume No. 562
Date 11-11-2010

[Signature]
Sub-Registrar



Note of return:-
This document will be returned
on:- 11-11-2010

[Signature]
SUB-REGISTRAR
QUEPEM