

(UPM)-1-533-2022

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

118871

Serial No. 2085 Place of Vendor: Margao Date 29/7/22

Value of Stamp Paper ₹ 25000

Name of the purchaser: Chandakanta D. Nair

Fathers Name: Devi Residence: Chandakanta

Purpose: Devi Transacting parties: Devi

As there is no one single paper for the value of ₹ 136200

Additional stamp paper for the completion of the value are attached along with

Stamp Vendor's Sign.

Mrs. Deepa Rajendra Naik

LIC. No.: JUD/VEN-LIC/2/2018/AC-1/6314

Dated 29/05/2018 Margao - Goa

Signature of purchaser

Sandeep C. Naik



DEED OF SALE

[Signature]

[Signature]

545/22

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Serial No. 2085 Place of Vendor: Margao Date: 29/7/22

118872

Value of Stamp Paper ₹ 25000

Name of the purchaser: Chandrakanta D. D. D.

Fathers Name: Residence: Curchorem

Purpose: Deed Transacting parties: 136 2001

As there is no one single paper for the value of ₹
Additional stamp paper for the completion of the value are
attached along with

Stamp Vendor's Sign.
Mrs. Deepa Rajendra Naik
LIC. No.: JUD/VEN-LIC/2/2018/AC-1/6314
Dated 29/05/2018 Margao - Goa

Signature of purchaser

2

THIS DEED OF SALE is made and executed at Curchorem,

Doysaungeri



गोवा GOA

118873

Serial No. 2085 Place of Vendor: Margao Date: 29/1/22
Value of Stamp Paper 25000/-
Name of the purchaser: Chandrabhat Development
Fathers Name: _____ Residence: _____
Purpose: _____ Transacting parties: _____
As there is no one single paper for the value of 126200/-
Additional stamp paper for the completion of the value are
attached along with

Stamp Vendor's Sign.
Mrs. Deepa Rajendra Naik
LIC. No.: JUD/VEN-LIC/2/2018/AC-1/6314
Dated 29/05/2018 Margao - Goa

Signature of purchaser

3

Goa on this Fourth day of the month of August of the

[Signature]

[Signature]




गोवा GOA

Serial No. 2085 Place of Vendor: Margao Date: 29/7/22
Value of Stamp Paper ₹ 25000/-
Name of the purchaser: Chandrabent - Janghri
Fathers Name: dad Residence: Chandrabent
Purpose: dad Transacting parties: dad
As there is no one single paper for the value of ₹ 136200/-
Additional stamp paper for the completion of the value are
attached along with

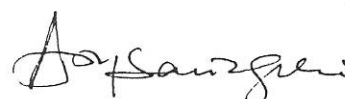
118874

Stamp Vendor's Sign.
Mrs. Deepa Rajendra Naik
LIC. No.: JUD/VEN-LIC/2/2018/AC-1/6314
Dated 29/05/2018 Margao - Goa


Signature of purchaser

year Two Thousand Twenty Two (04- 08-2022);







गोवा GOA

Serial No. 2085 Place of Vendor: Margao Date: 29/7/22
Value of Stamp Paper ₹ 25000
Name of the purchaser: Chandukanti Deshpande
Fathers Name: Dr. D. D. Deshpande Residence: Chandukanti
Purpose: Dr. D. D. Deshpande Transacting parties:
As there is no one single paper for the value of ₹ 136200
Additional stamp paper for the completion of the value are
attached along with

118875

Stamp Vendor's Sign.
Mrs. Deepa Rajendra Naik
LIC. No.: JUD/VEN-LIC/2/2018/AC-1/6314
Dated 29/05/2018 Margao - Goa

Signature of purchaser

5

1. Mr. SHIVENDRA MANGESH SANZEGIRI alias SHIVENDRA



गोवा GOA

Serial No.. 2085 Place of Vendor: Margao Date: 29/5/2018
Value of Stamp Paper ₹ 10000
Name of the purchaser: Chandrabati P. Sanzgiri
Fathers Name: Chandrabati P. Sanzgiri Residence: Chandrabati P. Sanzgiri
Purpose: Real Transacting parties: 1362001
As there is no one single paper for the value of ₹ 1362001
Additional stamp paper for the completion of the value are
attached along with

103372

Stamp Vendor's Sign.
Mrs. Deepa Rajendra Naik
LIC. No.: JUD/VEN-LIC/2/2018/AC-1/6314
Dated 29/05/2018 Margao - Goa

Signature of purchaser

6

MANGESH SANZGIRI, son of late Mangesh Sanzegira, aged

[Signature]

[Signature]



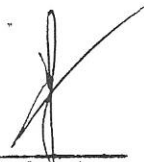
गोवा GOA

Serial No.. 2085 Place of Vendor: Margao Date: 29/7/22

731831

Value of Stamp Paper ₹ 1000/-
Name of the purchaser: Chantabha Benha
Fathers Name: Chantabha Residence: Chantabha
Purpose: Deed Transacting parties: 136200/-
As there is no one single paper for the value of ₹ 136200/-
Additional stamp paper for the completion of the value are
attached along with

Stamp Vendor's Sign.
Mrs. Deepa Rajendra Naik
LIC. No.: JUD/VEN-LIC/2/2018/AC-1/8314
Dated 29/05/2018 Margao - Goa


Signature of purchaser

7

about 74 years, holding PAN

AADHAAR







A 738618

गोवा GOA

Serial No. 2085 Place of Vendor: Margao Date: 29/7/21

Value of Stamp Paper ₹ 100/-

Name of the purchaser: Chunhan

Fathers Name Deed Residence: Chunhan

Purpose: Deed Transacting parties: 136200

As there is no one single paper for the value of ₹ 136200

Additional stamp paper for the completion of the value are attached along with

Stamp Vendor's Sign
Mrs. Deepa Rajendra Naik
LIC. No.: JUD/VEN-LIC/2/2018/AC-1/6314
Dated 29/05/2018 Margao - Goa

Signature of purchaser

8

Mobile _____, retired, married, and his wife;

[Signature]

For Sanjay



गोवा GOA

Serial No.. 2085 Place of Vendor: Margao Date: 29/7/22
 Value of Stamp Paper ₹ 100
 Name of the purchaser: Charan - Deepa
 Father's Name: Deepa Residence: Chandrapur
 Purpose: Need Transacting parties: 136101
 As there is no one single paper for the value of ₹ 136101
 Additional stamp paper for the completion of the value are
 attached along with

A 738619

Stamp Vendor's Sign
 Mrs. Deepa Rajendra Naik
 LIC No.. JUD/VEN-LIC/2/2018/AC-1/6314
 Dated 29/05/2018 Margao - Goa

Signature of purchaser

9

2. Mrs. MEENA SHIVENDRA SANJAGIRI alias MEENA

[Handwritten signature]

[Handwritten signature]

SHIVENDRA SANZGIRI, wife of Shivendra Sanjagiri, aged about 64 years, holding PAN _____ AADHAAR _____

Mobile 9765510685, housewife, both resident of H No 392, Cacora, Curchorem- Goa;

3. Mr **AJIT MANGESH SANZGIRI**, son of late Mr Mangesh Sanzgiri, aged about 73 years, holding PAN _____ AADHAAR _____ Mobile _____ married and his wife;

4. Mrs **ASHA AJIT SANZGIRI**, daughter of Mr Anant Savlo Kerkar, aged about 71 years, holding PAN _____ AADHAAR _____ Mobile _____ housewife both resident of G-2, Saraswati Co-op Hsg Scty, Yeshwant Nagar Tisk Ponda Goa;

5. Mr. **NILESH MANGESH SANZGIRI** son of late Mr Mangesh Sanzgiri, aged about 64 years, holding PAN _____ AADHAAR _____ Mobile _____ married and his wife;

6. Mrs **SHUBHLAXMI NILESH SANZGIRI** alias **SHUBHA NILESH SANZGIRI**, daughter of Mr Mangesh Sitaram Kantak aged about 61 years holding PAN _____, AADHAAR _____ Mobile _____, housewife both




resident of S-1, 2nd Floor Vanashree, vidyanagar, near Santos garage Margao Goa;

7. Mrs **MILAN ANANT HEDE**, daughter of late Mr Mangesh Sanzgiri and wife of of Mr Anant Shantaram Hede, aged bout 77 years, holding PAN _____, AADHAAR

Mobile _____ married and her husband;

8. Mr **ANANT SHANTARAM HEDE**, son of Mr Shantaram Hede, aged about 82 years, holding PAN _____, AADHAAR

_____, Mobile _____, both resident of H No

127/1, Vaishnavi Airport Road Chicalim;

9. Mrs **SHUBHADA TUSHAR HEDE**, daughter of Mr. Manguesh Mortoba Sanzgiri and wife of Mr Tushar Hede, aged about 70 years, holding PAN _____ AADHAAR _____

Mobile _____, married and her husband;

10. Mr **TUSHAR SHANTARAM HEDE**, son of Mr Shantaram Hede, aged about 72 years, holder of PAN _____

AADHAAR _____ Mobile _____ both resident

of A 3 /4, Paradise Apartment, Aquem -Alto Margao Goa hereinafter referred to as the **VENDORS** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administration and assigns) of the FIRST PART;

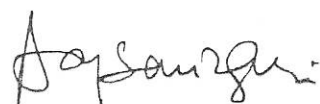



AND

11. **CHANDRAKANTA DEVELOPERS AND BUILDERS**, a Registered Partnership firm registered with the Registrar of Firms in Salcete/ Margao under Number of Firm on the Registrar MGO-F148-2013 on 11-06-2013 having its principal place of business at Shop No G-1 Kanta Apartment, Shivaji Chawk Bepquegal, Curchorm, Goa, registered before the Registrar of, holding PAN _____ represented herein by its Partner:- **SANDEEP CHANDRAKANT NAIK**, son of Chandrakant alias Kanta Putu Naik, aged about 44 years, married, Indian National, resident of Kanta Apartments, Curchorem, Goa; hereinafter referred to as the **PURCHASER**; (which expression shall repugnant to the context or meaning thereof be deemed to include their Partners, legal representatives, executors administrators and assigns) of the SECOND PART.

All Parties to this Deed are Indian Nationals;

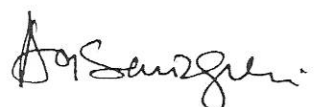
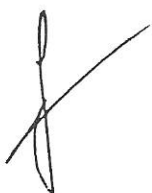
WHEREAS members No 1, 2, 4, and 5 to 10 of the **VENDORS** are being represented herein through their constituted Attorney the member No 3 of the **VENDORS** of by virtue of the Power of Attorney executed by them before the Notary Nelson Soares of Ponda Goa, on 22-10-2021 under his Registration No. 5261, a



True Xerox Copy whereof is being presented to the Sub-Registrar of Quepem at the time of presentation of this Deed for registration in his office under The Indian Registration Act, 1908;

AND WHEREAS the **VENDORS** are owners in possession of a plot of land known as "**PONSOL**" situated at Curchorem within the area and jurisdiction of Curchorem -Cacora Municipal Council of the Taluka and Sub District of Quepem district of South Goa in the State of Goa which plot is not described in the land Registration offices in Goa nor enrolled in the Taluka Revenue office, which is surveyed under survey No 244/3 of revenue village Curchorem of Taluka Quepem, hereinafter referred to as said plot, which plot are fully described in the **SCHEDULE-I** hereinafter appearing;

AND WHEREAS the said Plot was originally owned and possessed by late Manguesh Mortoba Sanai Sanzgiri who was married to Muktabai Manguesh Sanzgiri both have expired on 14-06-1991 and on 26-11-2011 respectively leaving behind the members of the **VENDORS** as the sole and universal heirs as declared under Notarial Deed of Succession dated 24-02-2022 drawn in the office of Civil Registrar -cum Sub Registrar and Special Notary Ex officio Judicial Division Cancona at pages 37 to 42 of Notarial Deeds Book No 74;




AND WHEREAS the **VENDORS** have represented to the **PURCHASER** that:

- (a) That the said plot is free from all encumbrances, charges, liens, or defects i. e title of whatsoever nature.
- (b) That the said plot is not subject to any Mundkarial rights, agriculture tenancy rights or any other rights from any other person or persons.
- (c) The **VENDORS** herein are sole owners and possessors of the said plot and no other person or persons have any right or interest in the said Plot of whatsoever nature.
- (d) The said plots are not subject to any attachment from any court of law, nor any litigation and/or proceedings pending in respect of said Plots in any court of law.

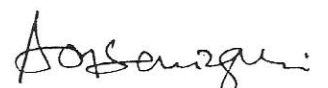
AND WHEREAS considering the said representation as true the **PURCHASER** has agreed to purchase the said plot from the **VENDORS** and the **VENDORS** have agreed to sell the same to the **PURCHASER** ;

AND WHEREAS pursuant to said agreement the **PURCHASER** has now requested the **VENDORS** to convey and transfer the said plot in favour of the **PURCHASER** by executing the present Deed and the **VENDORS** have agreed for the same;



NOW THEREFORE THIS DEED OF SALE WITNESSTH THAT:-

1. In pursuance to the said Agreement and in consideration of the price of Rs **45,40,000/-** (Rupees Forty Five Lakhs Forty Thousand only) paid by the **PURCHASER** to the **VENDORS**
- Vide (i) Cheque No 000569 dated 04-08-2022 for Rs 4,54,000/- drawn in favour member No 1 of the **VENDORS**, (ii) Cheque No 000570 dated 04-08-2022 for Rs 4,54,000/- drawn in favour member No 2 of the **VENDORS**, (iii) Cheque No 000571 dated 04-08-2022 for Rs 4,54,000/- drawn in favour member No 3 of the **VENDORS**, (iv) Cheque No 000572 dated 04-08-2022 for Rs 4,54,000/- drawn in favour member No 4 of the **VENDORS**, (v) Cheque No 000573 dated 04-08-2022 for Rs 4,54,000/- drawn in favour member No 5 of the **VENDORS**, (vi) Cheque No 000574 dated 04-08-2022 for Rs 4,54,000/- drawn in favour member No 6 of the **VENDORS**, (vii) Cheque No 000575 dated 04-08-2022 for Rs 4,54,000/- drawn in favour member No 7 of the **VENDORS**, (viii) Cheque No 000576 dated 04-08-2022 for Rs 4,54,000/- drawn in favour member No 8 of the **VENDORS**, (ix) Cheque No 000577 dated 04-08-2022 for Rs 4,54,000/- drawn in favour member No 9 of the **VENDORS** and (x) Cheque No 000578 dated 04-08-2022 for Rs 4,54,000/- drawn in favour member No 10 of the **VENDORS**, the receipt of which sum the **VENDORS** do hereby admit and acknowledge and

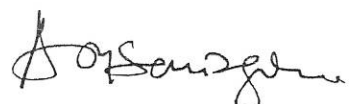


acquit and discharge the **PURCHASER** from the same and every part thereof, the **VENDORS** as absolute owners of the said plots do hereby sell, convey and transfer in favour of the **PURCHASER** the said plots more particularly described in **SCHEDULE I** written hereunder and marked with red boundary lines on the plan annexed hereto together with all the estates right, title interest, claim demand and possession, easements and appurtenance in or to the said plot to have and to hold, own, possess and enjoy the same as its absolute owner forever.

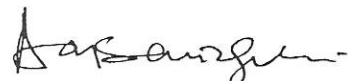
2. The **VENDORS** hereby covenant with the **PURCHASER** as under :-

a. The said Plots shall be quietly entered into and upon and held and enjoyed and the profits received there from by the **PURCHASER** without any interruption or disturbance by the **VENDORS** or any person/s claiming through or under them and without any lawful interruption whomsoever.

b. The **VENDORS** shall at the cost of the person requiring the same execute and do every such assurance or things necessary for the further more perfectly assuring the said Plot to the **PURCHASER** as may required.



- c. The title of the **VENDORS** to the said Plot hereby sold and the said property subsists and they have good rights, full power and absolute authority to sell and transfer the same .
- d. The **VENDORS** further covenant with the **PURCHASER** that the said Plot is free from any person/s having right or obligation therein and shall make good any loss caused by such illegal eviction.
- e. The said Plot hereby sold is free from any and all encumbrances, liens, charges, agreement, attachments, lispense, burdens or any responsibilities and therefore the **VENDORS** hereby undertake to stand by the **PURCHASER** in case of any claim if raised by the third party.
3. The **VENDORS** agree and undertake to do execute and perform all such further acts deeds and things as may in opinion of **PURCHASER** be necessary for the purpose of (i) recording and registering in the name of the **PURCHASER** the plot described in **SCHEDULE** hereto in all Government records including Record of Rights (survey records) and Land Revenue records and or (ii) more perfectly conveying and transferring in favour of **PURCHASER** the said Plot described



in **SCHEDULE** hereto, at the cost and expenses of the purchaser.

4. The **VENDORS** declare that they do not belong to ST/SC community as such the notification issued by the revenue Department Government of Goa is not applicable to them.
5. The market value of the said Plot hereby sold is also **Rs. 45,40,000/-** (Rupees Forty Five Lakhs Forty Thousand only) and necessary Stamp duty is paid thereon

SCHEDULE -I

(Description of the said Plot hereby sold)

All that sub divided Plot admeasuring an area of 681.00 sq.mts of the property known as **PONSOL** situated at Curchorem with in the jurisdiction of Curchorem -Cacora Municipal Council of Taluka and sub District of Quepem of the Goa State, forming a distinct and separate property which is surveyed under survey No 244/3 of revenue village Curchorem of Taluka Quepem which is bounded as under

East:- By property surveyed under survey No 244/4 of Curchorem Village .

West:- By surveyed under survey No 244/4 of Curchorem Village.

North:- By the road.

South:- By the property surveyed under survey No 237/1-A of Curchorem Village

[Signature]

[Signature]

The said plot is marked in red colour boundary lines in plan annexed to this Deed and forming part and parcel of this Deed.

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

SIGNED AND DELIVERED by
the member No 3 of the
VENDORS with in named for
self and as constituted Attorney
of the member No 1, 2, and 4 to
10 of the **VENDORS**



A. Sanzgiri *A. Sanzgiri*

(Mr. Ajit Mangesh Sanzgiri)

Right Hand Finger Prints



Left Hand Finger Prints



[Signature]

A. Sanzgiri

SIGNED AND DELIVERED by
the partner of the PURCHASER
with in named



(Sandeep Chandrakant Naik)

Right Hand Finger Prints



Left Hand Finger Prints



WITNESSES

1 Gurudatt Naik *Carlois*

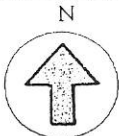
2 Mehabab Khan *Adam Khan* *gfk*

Mehabab Khan



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

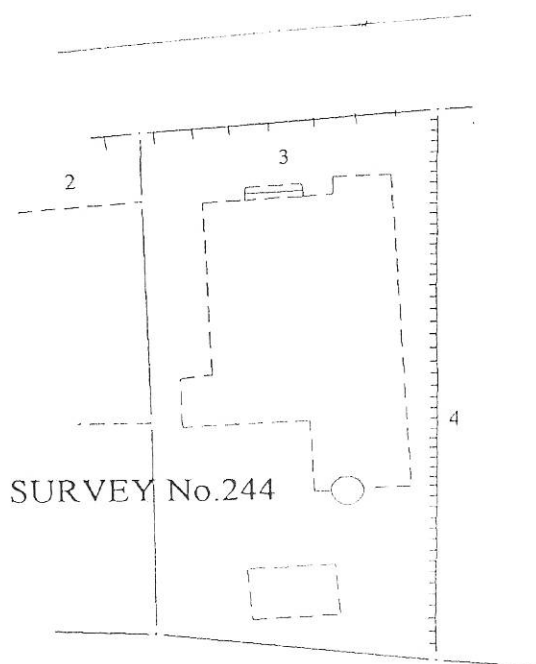
215/20
CQUE21-1505



Plan Showing plots situated at
Village : CURCHOREM
Taluka : QUEPEM
Survey No./Subdivision No. : 244/ 3.
Scale : 1:500

Shail

(SUDESH K.N. BHAIRELI)
Inspector of Survey & Land Records.



SURVEY No.244

1-A

S No.237

Sensu

Prakash

Generated By : Prakash Gaonkar (D,Man Gr. II.)
On : 28-01-2021.

[Signature]

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Compared By:



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 19-Aug-2022 11:49:40 am

Document Serial Number :- 2022-QPM-545

Presented at 11:39:54 am on 19-Aug-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Quepem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	136200
2	Registration Fee	136200
3	Mutation Fees	1000
4	Processing Fee	1160
Total		274560

Stamp Duty Required :136200/-




Stamp Duty Paid : 136200/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sandeep Chandrakant Naik ,Father Name:Late Chandrakant Alias Kanta Putu Naik, Age: 44, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - G 1 Kanta Apartment Shivaji Chowk Bepquegal Curchorem Goa, Address2 - Margao Salcete Goa, PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ajit Mangesh Sanzgiri , Father Name:Late Mangesh Sanzgiri, Age: 73, Marital Status: Married , Gender: Male, Occupation: Land Lord, G 2 Saraswati Co-op Hsg Scty Yeshawant Nagar Tisk Ponda Goa, PAN No.:			
2	Ajit Mangesh Sanzgiri , Father Name:Late Mangesh Sanzgiri, Age: 73, Marital Status: , Gender: Male, Occupation: Self Employed, G 2 Saraswati Co Op Hsg Scty Yeshwant Nagar Tisk Ponda Goa, PAN No.: , as Power Of Attorney Holder for Tushar Shantaram Hede			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Sandeep Chandrakant Naik , Father Name:Late Chandrakant Alias Kanta Putu Naik, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Business, G 1 Kanta Apartment Shivaji Chowk Bepquegal Curchorem GoaMargao Salcete Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Gurudatt Babuli Naik, Age: 44, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403706, Curchorem, Quepem, South Goa, Goa			
2	Name: Mehabuba Subani Adamkhan, Age: 42, DOB: , Mobile: , Email: , Occupation: Self Employed , Marital status : Married , Address: 403706, Curchorem, Quepem, South Goa, Goa			


Sub Registrar

Document Serial Number :- 2022-QPM-545
CIVIL REGISTRAR
— CUM —
SUB - REGISTRAR
QUEPEM

Document Serial No:-2022-QPM-545

Book :- 1 Document

Registration Number :- **QPM-1-533-2022**

Date : 19-Aug-2022

B. K. R. L. P.

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

CIVIL REGISTRAR
— CIVIL —
SUB-REGISTRAR
QUEPEM

