

CO-OP BANK LTD

*[Signature]*

## S. K. CONSTRUCTIONS

Citizencredit co-operative Bank Ltd

भारत

2000

**NON JUDICIAL**

0155000

-6.7.2020

7E

Zero\*Zero\*Zero

Zero\*Zero\*Zero

6973 7534280



Q. No. 2020-1382-1724

202/0	60
-------	----

# DEED OF SALE

Ades  
Ades

*[Signature]*

Cont 2/-

Good Luck

*Heermann*

Isenhardt



65

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez  
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 09-Jul-2020 11:43:12

Date of Receipt: 09-Jul-2020

Receipt No : 2020-21/9/488

Serial No. of the Document : 2020-BRZ-1724

Nature of, Document : **Conveyance - 22**

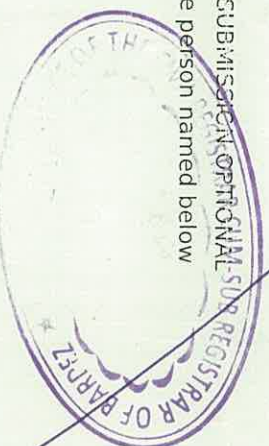
Received the following amounts from **DATTARAM GANPAT PEDNEKAR** for Registration of above Document in Book-1 for the year 2020

Registration Fee	90000	E-Challan	<ul style="list-style-type: none"><li>• Challan Number : 202000578220</li><li>• CIN Number : CPAAENRZZ0</li></ul>	90000
Processing Fee	710	E-Challan	<ul style="list-style-type: none"><li>• Challan Number : 202000578220</li><li>• CIN Number : CRAAENRZZ0</li></ul>	710
<b>Total Paid</b>	<b>90710</b>	( Rupees Ninety Thousands Seven Hundred And Ten only )		

Probable date of issue of Registered Document:     /     /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OF DOCUMENT  
Please handover the Registered Document to the person named below  
**Name of the Person Authorized :**



Signature of the Presenter

Specimen Signature of the Person Authorized  
TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT  
The Registered Document has been handed over to on Dated **09-Jul-2020**

Signature of the person receiving the Document

Signature of the Sub-Registrar



THIS DEED OF SALE is executed at Mapusa-Goa, on this  
06<sup>th</sup> day of July 2020,

BETWEEN

1. **MR. JOAO FERNANDES**, s/o. late Luis Fernandes,  
 83 years, married, business, Indian National,  
 Holder of Aadhar Card No. 282103132744, Pan  
 Card No. ACDPF4270C.

2. **MR. ANTHONY FERNANDES**, s/o. Mr. Joao  
 Fernandes, 51 years, married, Service, Indian  
 National, Holder of Aadhar Card No.  
 351843702119, PAN Card No. ACAPF5612M, and  
 his wife;

3. **MRS. JONITA FERNANDES**, alias **JOANITA  
 FERNANDES** d/o. Rosario Deniz, 51 years, married,  
 housewife, Indian National, Holder of Aadhar Card  
 No. 621370512904, PAN Card No. ACAPF5611J, All  
 residing at H.No.1130, Bamon waddo, Siolim,  
 Bardez, North Goa. 403517;

4. **MR. LUIS FERNANDES**, s/o. Joao Fernandes, 48  
 years, married, Service, Indian National, Holder of  
 Aadhar Card No. 702676675024, PAN Card  
 No. ACFPF3463K, & his wife;

5. **MRS. IVY CONCEPTION FERNANDES**, d/o  
 Conception Fernandes, 36 years, married,  
 housewife, Indian National, Holder of Aadhar Card  
 No. 708428133744 and PAN Card No. ADUPF1870,  
 Both residing at H.No.1130, Bamon waddo, Siolim,  
 Bardez, North Goa. 403517;

6. **MRS. ANGELA CARNEIRO**, d/o. Joao Fernandes,  
 major of age, married, housewife, Indian National,  
 Holder of Aadhar Card No. 643986144720 PAN  
 Card No. AZTPC2063M & her husband;

7. **MR. LAWRENCE CARNEIRO**, s/o. Martino M  
 Carneiro, major of age, married, service, Indian  
 National, Holder of Aadhar Card No.  
 847859194073 PAN Card No. AZXPC5832G, Both  
 R/o Lourdes waddo, Ucassiam, Bardez-Goa,



Cont 3/-

*Atas*  
*Atas*  
*Joao Fm de*  
*Atas*  
*Atas*

*Atas*

*Atas*

*Atas*

*Atas*

*Atas*

*Atas*

*Atas*

*Atas*



8. **MRS. ISABEL JOE FERNANDES**, d/o. Joao Fernandes, 53 years, married, housewife, Indian National, Holder of Aadhar Card No. 381148352994, PAN Card No. ABQPF1674G& her husband

9. **MR. JOE FERNANDES**, s/o. Francis Fernandes, 52 years, married, service, Indian National, Holder of Aadhar Card No. 575814850451, PAN Card No. AAJPF3250E Both Residing at H. No. 4, Bhailem Bhat, Siolim, Bardez, North Goa. 403517;

**AND ALL SHALL** Hereinafter called as **"THE SELLERS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, executors, administrators, assigns) **OF THE ONE PART;**

**AND**

**S.K. CONSTRUCTIONS**, a partnership firm bearing registration No. 44/2010 dated 20/04/2010, holding Pan No.ABVFS6060Q, having its registered office at office no. 6, Stay well apts., Sonarwado, Verla, Canca, Bardez - Goa represented by its partners:-



**MR. DATTARAM GANPAT PEDNEKAR**, S/o. Ganpat Pednekar, 55 years, Married, Business, Indian National, holding Pan No. AKJPP0429R, R/o. H. No. 274, Sonarwado, Verla, Canca, Bardez-Goa.

**MR. KIRAN DATTARAM PEDNEKAR**, S/o. Dattaram Pednekar, 32 years, married, Business, Indian National, holding Pan No.BEGPP4205P, R/o H. No. 274, Sonarwado, Verla, Canca, Bardez-Goa.

And shall hereinafter called as **"THE PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, executors, administrators and assigns) **OF THE OTHER PART;**

Ates  
Ates J m du

Ates

It Fernandes

Cont 4/-

*[Signature]*

*[Signature]*

*[Signature]*



**WHEREAS THE SELLERS no.6 and no. 7** are represented by their duly constituted Power of attorney, father/father-in-law namely **MR. JOAO FERNANDES**, s/o. late Luis Fernandes, 83 years, married, business, Indian National, Holder of Aadhar Card No. 282103132744, Pan Card No. ACDPF4270C. residing at H.No.1130, Bamon waddo, Siolim, Bardez, North Goa. 403517 who has been duly authorized by virtue of the GENERAL POWER OF ATTORNEY DATED 12/03/2020 BEFORE NOTARY PRATIMA KHOBREKAR under reg. no. 414/2020. empowering him to execute the present Deed and to do all other acts, deeds etc., mentioned therein. The notarized copy of the said GENERAL POWER OF ATTORNEY dated 12/03/2020 is filed along with the present Deed.

WHEREAS there exist a property known as "CAZONIEM E BANDO" also known as "CAZONIEM AND BAN" or "BAMAN WADDO", situated in the village of Siolim, within the limits of the village Panchayat of Siolim, Taluka Bardez, Sub District of North Goa, State of Goa, surveyed under Survey no. 33/6 & 33/8 of village Siolim, Bardez-Goa and shall hereinafter referred to as the said larger property.

AND WHEREAS originally said larger property belonged to Late Nicolau Fransisco Inaci Cordeiro and his wife Maria Guilermima Rosana Cordeiro.

AND WHEREAS an area of 595 Sq.mts., of the survey no. 33/6 of village Siolim, Bardez-Goa alongwith the house having plinth area of 125 sq.mts., independently surveyed under survey no. 33/8 of village Siolim, Bardez-Goa were possessed by Joao Fernandes with the consent of Nicolau Fransisco Inaci Cordeiro and his wife Maria Guilermima Rosana Cordeiro.

AND WHEREAS by virtue of Conveyance of Sale dated 24/11/1976 executed by and between Nicolau Fransisco Inaci Cordeiro and his wife Maria Guilermima Rosana Cordeiro and the Seller No.1, the said Seller No.1 purchased the said an area of 595 Sq. mts., of the survey no. 33/6 of village Siolim, Bardez-Goa alongwith the house having plinth area of 125 sq. mts., independently surveyed under survey no. 33/8 of village



Cont 5/-

I Fernandes

*[Handwritten signatures and stamps]*

*[Handwritten notes: "Attest", "Attest", "Joao Fernandes"]*



Siolim, Bardez-Goa, for a valid consideration as mentioned therein. The said Conveyance of Sale dated 24/11/1976 is duly found registered in the office of Sub-Registrar of Bardez under Reg.No. 736 of Book No.1, Vol 166 at pages 189-193 dated 26-11-1976.

AND WHEREAS the said Conveyance of Sale dated 24/11/1976 was thereafter rectified by executing a document titled as Rectification And Modification of Conveyance dated 26/10/1978, whereby the Conveyance of Sale dated 24/11/1976 was rectified by inserting Survey nos. 33/8 and 33/6 of Village Siolim, Bardez-Goa. The said Rectification And Modification of Conveyance dated 26/10/1978 is found registered in the Office of Sub-Registrar of Bardez at Mapusa under No. 886 of Book 1, Vol 128 at pages 198-201 dated 21-12-1978.

AND WHEREAS pursuant to Conveyance of Sale dated 24/11/1976 and Rectification And Modification of Conveyance dated 26/10/1978, the Seller No.1 after following due process of law got incorporated his name in the occupants column of the Form I & XIV/Record of Rightspertaining to Survey No.33/8 and 33/6 of Village Siolim, Bardez - Goa.



AND WHEREAS subsequently the Seller No.1 sought partition of his area of 595 Sq. mts., of the survey no. 33/6 of village Siolim, Bardez-Goa, by filing application for Partition before the Office of Deputy Collector & SDO at Mapusa, which was registered under Case No. 15/490/2018/PART/LAND and the same was duly allowed vide Order dated 16-12-2018 and the portion having area of 595 Sq. mts., of the survey no. 33/6 of village Siolim, Bardez-Goa, belonging to Seller No.1 was partitioned/separated and independent Sub-division bearing Survey No. 33/6-B came to be allotted to the Seller No.1.

AND WHEREAS name of the Seller No.1 is duly found recorded in the occupant's column of Form I & XIV/Record of Rights with respect to the said Property bearing Survey nos. 33/6-B & Survey no. 33/8 of village Siolim, Bardez-Goa.

~~Attd~~

Atty F mdk

*[Signature]*

*Itse mdk*

*[Signature]*  
Cont 6/-  
*[Signature]*



AND WHEREAS the seller No.1 was married to Luizinha Fernandes. The said Luizinha Fernandes expired on 12-07-2002 leaving behind the Seller No.1 as her moiety holder/sharer and the Seller No.2 to 9 as her sole and universal heirs.

AND WHEREAS upon the death of Luizinha Fernandes an Inventory Proceeding bearing No.118/2018/E was initiated before the Court of Civil Judge Junior Division at Mapusa, wherein the sellers were declared to be the Sole heirs of late Luizinha Fernandes. In the said Inventory Proceeding bearing No.118/2018/E, the said Property bearing Survey nos. 33/6-B & 33/8 of village Siolim, Bardez-Goa were listed as Item No. 1 and Item No.2 in the final list of assets prepared and filed therein and that according to the scheme of Partition filed and prepared in the said Inventory Proceeding No.118/2018/E, the said Property bearing Survey nos. 33/6-B & 33/8 of village Siolim, Bardez-Goa were duly allotted in favour of the Sellers hereinabove.



And whereas said Property bearing Survey nos. 33/6-B & 33/8 of village Siolim, Bardez-Goa, totally admeasuring an area of 720 sq. mts., are the subject matter of the present Deed of Sale and that the same are more fully described in schedule A & B given hereunder and shall hereinafter collectively referred to as the said PLOTS and the same are shown in red colour on the survey plan annexed to this Deed, which plan shall form the integral part of the present Deed of Sale.

AND WHEREAS the SELLERS are the absolute, lawful owners in peaceful possession and enjoyment of the SAID PLOTS having acquired title by virtue of Conveyance of Sale dated 24/11/1976 and Rectification And Modification of Conveyance dated 26/10/1978.

AND WHEREAS the SELLERS have represented that the title of the SELLERS to the SAID PLOTS are good, clear and marketable and free from all encumbrances..

*[Signature]*

Attest

*[Signature]*

*[Signature]*

Is encloses

*[Signature]*  
Cont 7/-  
*[Signature]*



AND WHEREAS a public notice was published in the local newspapers namely "Goan varta and The Goan" dated 6<sup>th</sup> May 2020, inviting objections from the general public towards the sale of the SAID PLOTS, however no objections of whatsoever nature were received from anybody towards the same.

AND WHEREAS the SELLERS have agreed to sell and the PURCHASER has agreed to purchase the SAID PLOTS for the consideration of Rs. 48,00,000/- (Rupees Forty Eight Lakhs only) which is its fair market value, which proposal has been duly accepted by the PURCHASER.

AND WHEREAS the SELLERS do hereby declare that the SAID PLOTS in transaction as well as the said larger property does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

**NOW THEREFORE, THIS DEED OF SALE WITNESSES AS**

**UNDER:-**

In consideration of Rs. 45,00,000/- (Rupees Forty Five Lakhs only), paid by the said PURCHASER to the SELLERS, in the following manner:-



- a) Cheque bearing no. 918315, drawn on Karnataka Bank, Mapusa branch, dated 30/6/2020 for Rs. 10,00,000/- (Rupees Ten Lakhs only) drawn infavour of SELLER NO. 1;
- b) Cheque bearing no. 918316, drawn on Karnataka Bank, Mapusa branch, dated 30/9/2020 for Rs. 10,00,000/- (Rupees Ten Lakhs only) drawn infavour of SELLER NO. 1;
- c) Cheque bearing no. 918317, drawn on Karnataka Bank, Mapusa branch, dated 30/6/2020 for Rs. 10,00,000/- (Rupees Ten Lakhs only) drawn infavour of SELLER NO. 2;
- d) Cheque bearing no. 918320, drawn on Karnataka Bank, Mapusa branch, dated 30/6/2020 for Rs. 3,00,000/- (Rupees Three Lakhs only) drawn infavour of SELLER NO. 4;

Attest

Attest

By 800 - 77445  
It is intended

Cont 8/-  
10/10/20



e) Cheque bearing no. 918321, drawn on Karnataka Bank, Mapusa branch, dated 30/9/2020 for Rs. 2,00,000/- (Rupees Two Lakhs only) drawn infavour of SELLER NO. 4;

f) Cheque bearing no. 918318, drawn on Karnataka Bank, Mapusa branch, dated 30/6/2020 for Rs. 5,00,000/- (Rupees Five Lakhs only) drawn infavour of SELLER NO. 6;

g) Cheque bearing no. 918319, drawn on Karnataka Bank, Mapusa branch, dated 30/9/2020 for Rs. 5,00,000/- (Rupees Five Lakhs only) drawn infavour of SELLER NO. 8;



the receipt and payment of which THE SELLERS do hereby admit and acknowledge, THE SELLERS do hereby grant, convey, sell, transfer and assure, unto the PURCHASER, the SAID PLOTS and all trees standing therein, structure, ways, paths, passages, easements, privileges and appurtenance whatsoever to the said Property or any part thereof now or any time heretofore usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto and all the estate, right, titles, interests and claims whatsoever, both by law or in equity of THE SELLERS into or out of the said Property or/and every part thereof, TO HAVE AND TO HOLD the SAID PLOTS, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended to be UNTO AND TO THE USE OF THE PURCHASER.

THE SELLERS do hereby covenant with the PURCHASER that notwithstanding any act, deed or thing done or executed by THE SELLERS or knowingly suffered to the contrary by them, THE SELLERS now do have in them good right, full power and absolute authority to grant, convey, sell, transfer and assure the SAID PLOTS, hereby sold, transferred, assured, expressed and intended so to be UNTO AND TO THE USE of the PURCHASER and that the PURCHASER shall at all times hereafter peacefully

Attest  
Attest

Y 000

For the

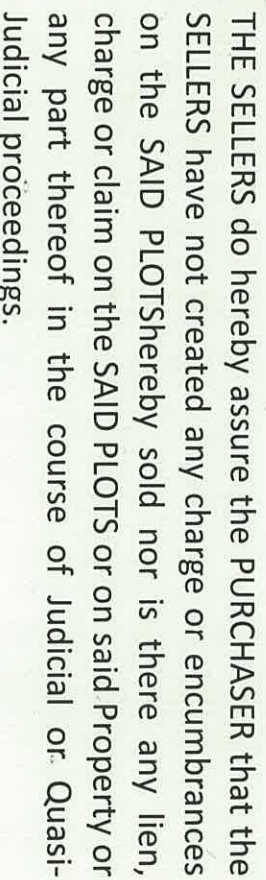
Attest  
I Semada

Cont 9/-  
Attest



THE SELLERS further covenant with the PURCHASER to save the PURCHASER harmless, indemnify and keep PURCHASER indemnified from or against all encumbrances, charges, damages, liens, claims, demands and equities whatsoever, and at all times hereafter at the request of the PURCHASER to execute all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring the SAID PLOTS and every part/s thereof UNTO AND TO THE USE of the PURCHASER, as shall or may be reasonably required.

THE SELLERS do hereby assure the PURCHASER that the SELLERS have an absolute, valid and marketable title and have absolute right, full power and absolute authority to sell, release, transfer and convey the SAID PLOTS.



THE SELLERS do hereby further assures the PURCHASER that the SELLERS have not entered into any agreement with any other person/persons/body of individuals for the sale or transfer by any other nature of the SAID PLOTS or any part thereof and THE SELLERS, their successors-in-interest, liquidators, executors, administrators and assigns covenant with the PURCHASER to indemnify the PURCHASER from or against all encumbrances, charges, defeats and equities whatsoever or any third party claim from any person on the SAID PLOTS hereby sold and/or any part thereof and further covenant that if on account of defect of title of THE SELLERS, the PURCHASER is deprived of the SAID PLOTS hereby sold or any part thereof then they, THE SELLERS undertake to compensate totally for all the losses and damages sustained by the PURCHASER.

Cont 10/-



THE SELLERS assures the PURCHASER that there are no arrears of any tax and/or dues payable on the SAID PLOTS to any other Local or Government body. Similarly the SAID PLOTS or any part thereof is not the subject matter of any dispute or land acquisition or forest land or any part thereof is proposed for any land acquisition or forest land.

THE SELLERS do hereby consent and give NO OBJECTION to include the name of the PURCHASER in the Record of Rights/Form I & XIV with respect to the said larger Property to the extent of the SAID PLOTS by way of mutation as well as for re-survey, demarcation, amalgamation and partition as may be required.

**SCHEDULE-A**  
**(Description of SAID PLOT-A)**



All that separate and independent portion of land comprising of an area of 595 sq. mts., presently bearing Survey no. 33/6-B of village Siolim, Bardez-Goa, originally forming the part of the larger property known as "CAZONIEM E BANDO" also known as "CAZONIEM AND BAN" or "BAMAN WADDO", situated in the village of Siolim, within the limits of the village Panchayat of Siolim, Taluka Bardez, Sub District of North Goa, State of Goa, described in the Land Registration Office under no. 21685 of Book B 56 and enrolled in the Taluka Revenue Office of Bardez under Matrix no. 413 of 3<sup>rd</sup> circumscription and the said separate and independent portion of land comprising of an area of 595 sq. mts., presently (after partition) bearing Survey no. 33/6-B of village Siolim, Bardez-Goa is bounded as under:-

ON THE NORTH: By property bearing Survey no. 38/40 & 38/5 of village Siolim, Bardez-Goa;

ON THE SOUTH: By property bearing Survey no. 33/9 of village Siolim, Bardez-Goa;

ON THE EAST: By Road;

ON THE WEST: By property bearing Survey no. 33/4 of village Siolim, Bardez-Goa;

Cont 11/-

Ates  
Hdes  
y o a s f m d l s  
I t e n a d e s



**SCHEDULE-B**  
**(Description of SAID PLOT-B)**

All that separate and independent portion of land/house in a dilapidated conditions having plinth an area of 125 sq. mts., and having house no. 1130 and presently bearing Survey no. 33/8 of village Siolim, Bardez-Goa, forming the part of the larger property known as "CAZONIEM E BANDO" also known as "CAZONIEM AND BAN" or "BAMAN WADD0", situated in the village of Siolim, within the limits of the village Panchayat of Siolim, Taluka Bardez, Sub District of North Goa, State of Goa, described in the Land Registration Office under no. 21685 of Book B 56 and enrolled in the Taluka Revenue Office of Bardez under Matrix no. 413 of 3<sup>rd</sup> circumscription and the said separate and independent portion of land/house bearing no. 1130 having an area of 125 sq. mts., presently bearing Survey no. 33/8 of village Siolim, Bardez-Goa is bounded as under:-



ON THE NORTH: By property bearing Survey no. 33/6-B of village Siolim, Bardez-Goa;

ON THE SOUTH: By property bearing Survey no. 33/6-B of village Siolim, Bardez-Goa;

ON THE EAST: By property bearing Survey no. 33/6-B of village Siolim, Bardez-Goa;

ON THE WEST: By property bearing Survey no. 33/6-B of village Siolim, Bardez-Goa;

The accumulated area of the SAID PLOTS works out to an area of 720 sq. mts., and the SAID PLOTS are shown in red colour on the survey plan annexed to this Deed of Sale and the same shall form the part and parcel of the present Deed of Sale.

IN WITNESS WHEREOF all the parties herein have made and signed this Deed of Sale on the date, day and year hereinabove mentioned out of their own free will and after fully understanding the contents thereof and in the presence of two attesting witnesses who have signed hereinbelow.

Cont 12/-

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*



SIGNED, SEALED AND DELIVERED by the withinnamed  
SELLER NO. 1.



(MR. JOAO FERNANDES)

L.H.F.I.:

R.H.F.I.:

1. \_\_\_\_\_ 1. \_\_\_\_\_

2. \_\_\_\_\_ 2. \_\_\_\_\_

3. \_\_\_\_\_ 3. \_\_\_\_\_

4. \_\_\_\_\_ 4. \_\_\_\_\_

5. \_\_\_\_\_ 5. \_\_\_\_\_



*[Handwritten signature]*

Cont 13/-

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*Attes*  
*Attes*

*Joao Fernandes*

*Joao Fernandes*

*Joao Fernandes*

*Joao Fernandes*



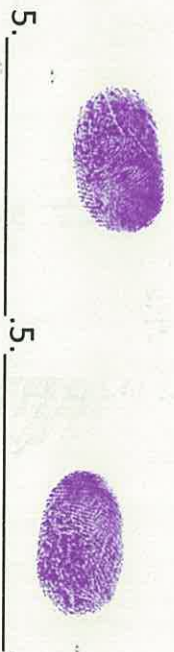
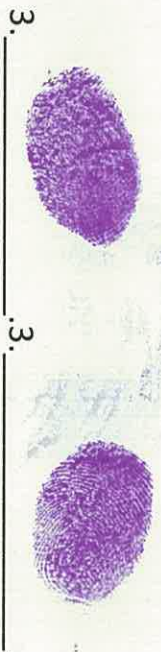
SIGNED, SEALED AND DELIVERED by the withinnamed  
SELLER NO. 2.



MR. ANTHONY FERNANDES)

L.H.F.I.:

R.H.F.I.:



Attest  
Attest

Good finds

Attest  
Attest  
I Fernandes

Cont 14/-

Attest  
Attest  
Attest



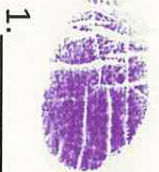
SIGNED, SEALED AND DELIVERED by the withinnamed  
SELLER NO. 3.



(MRS. JONITA FERNANDES, alias JOANITA FERNANDES)

L.H.F.I.:

R.H.F.I.:



1.



2.

2.



3.

3.



4.

4.



5.

5.



~~Ades~~  
~~Ades~~

João Faria

Cont 15/-

~~Ades~~  
Iternades

~~Ades~~

Ades

Ades

Ades



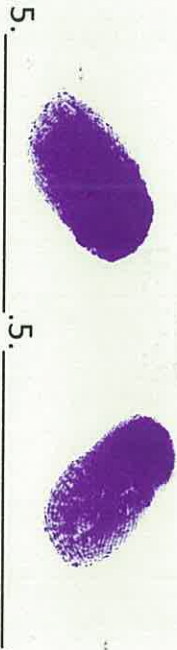
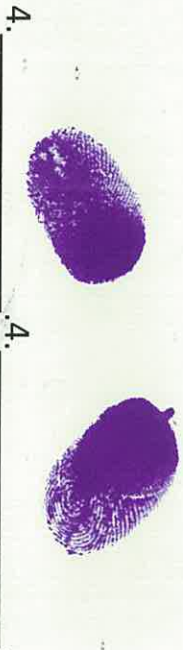
SIGNED, SEALED AND DELIVERED by the withinnamed  
SELLER NO. 4.



(MR. LUIS FERNANDES)

L.H.F.I.:

R.H.F.I.:



Attest  
Attest

João Faria

Attest

Itens

Attest

Attest

Attest



Cont 16/-

SIGNED, SEALED AND DELIVERED by the withinnamed  
SELLER NO. 5.



*Ivy Concepcion*

*I Fernandes*

(MRS. IVY CONCEPCION FERNANDES)

L.H.F.I.:

R.H.F.I.:

1. \_\_\_\_\_ 1. \_\_\_\_\_

2. \_\_\_\_\_ 2. \_\_\_\_\_

3. \_\_\_\_\_ 3. \_\_\_\_\_

4. \_\_\_\_\_ 4. \_\_\_\_\_

5. \_\_\_\_\_ 5. \_\_\_\_\_



*Attes  
Hdes*

*your truly*

*Ivy  
I Fernandes*

*[Signature]*  
*[Signature]*

Cont 17/-

*[Signature]*  
*[Signature]*



SIGNED, SEALED AND DELIVERED  
BY THE WITHINNAMED SELLER MR. JOAO FERNANDES  
(AS POWER OF ATTORNEY FOR SELLER NO. 6)



*Joao Fernandes*

*Joao Fernandes*

(MR. JOAO FERNANDES)

L.H.F.I.:

R.H.F.I.:

1. \_\_\_\_\_ .1. \_\_\_\_\_

2. \_\_\_\_\_ .2. \_\_\_\_\_

3. \_\_\_\_\_ .3. \_\_\_\_\_

4. \_\_\_\_\_ .4. \_\_\_\_\_

5. \_\_\_\_\_ .5. \_\_\_\_\_



*Attes*  
*Attes*

*Joao Fernandes*

*Joao Fernandes*

*Joao Fernandes*

*Cont 18/-*

*Joao Fernandes*





SIGNED, SEALED AND DELIVERED  
BY THE WITHINNAMED SELLER MR. JOAO FERNANDES  
(AS POWER OF ATTORNEY FOR SELLER NO. 7)



*Joao*

*Joao Fernandes*

L.H.F.I.:



R.H.F.I.:

1. \_\_\_\_\_ .1. \_\_\_\_\_



2. \_\_\_\_\_ .2. \_\_\_\_\_



3. \_\_\_\_\_ .3. \_\_\_\_\_



4. \_\_\_\_\_ .4. \_\_\_\_\_



5. \_\_\_\_\_ .5. \_\_\_\_\_



*Attest  
Attest*

*Joao Fernandes*

*IServantes*

Cont 19/-

*[Signature]*  
*[Signature]*

*[Signature]*

*[Signature]*



SIGNED, SEALED AND DELIVERED by the withinnamed  
SELLER NO. 8.

*Isabel*



MRS. ISABEL JOE FERNANDES)

L.H.F.I.:

R.H.F.I.:

1. \_\_\_\_\_ .1. \_\_\_\_\_

2. \_\_\_\_\_ .2. \_\_\_\_\_

3. \_\_\_\_\_ .3. \_\_\_\_\_

4. \_\_\_\_\_ .4. \_\_\_\_\_

5. \_\_\_\_\_ .5. \_\_\_\_\_



Attest  
Attest

Isabel - Fernandes

*Isabel*

Isabel Fernandes

Cont 20/-

*Isabel*

*Isabel*

*Isabel*



SIGNED, SEALED AND DELIVERED by the withinnamed  
SELLER NO. 9.

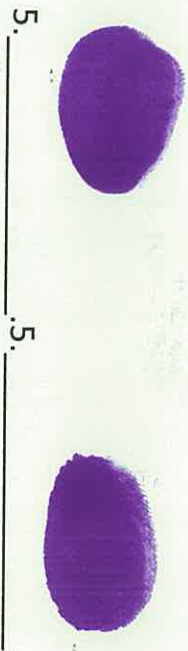
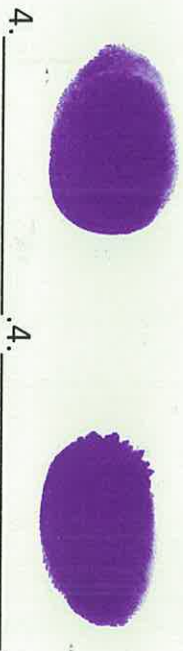


(MR. JOE FERNANDES)



L.H.F.I.:

R.H.F.I.:



Attest  
Attest

Y oar Fmly

Attest  
Attest

Cont 21/-

Attest

Attest

Attest



SIGNED, SEALED AND DELIVERED by the withinnamed  
PURCHASER.



*[Signature]*

(MR. DATTARAJ S. PEDNEKAR)  
L.H.F.I. : \_\_\_\_\_  
R.H.F.I. : \_\_\_\_\_



1. \_\_\_\_\_ .1. \_\_\_\_\_





2. \_\_\_\_\_ .2. \_\_\_\_\_





3. \_\_\_\_\_ .3. \_\_\_\_\_



4. \_\_\_\_\_ .4. \_\_\_\_\_



5. \_\_\_\_\_ .5. \_\_\_\_\_



Attest  
Attest  
Yash Fadnis

*[Signature]*  
I Fernandes

*[Signature]*  
Cont 22/-  
*[Signature]*

*[Signature]*  
*[Signature]*



SIGNED, SEALED AND DELIVERED by the withinnamed  
PURCHASER.



(MR. KIRAN D PEDNEKAR)

L.H.F.I.:

R.H.F.I.:

1. \_\_\_\_\_ .1. \_\_\_\_\_

2. \_\_\_\_\_ .2. \_\_\_\_\_

3. \_\_\_\_\_ .3. \_\_\_\_\_

4. \_\_\_\_\_ .4. \_\_\_\_\_

5. \_\_\_\_\_ .5. \_\_\_\_\_



~~Attest~~  
Attest

Year 2018

Attest


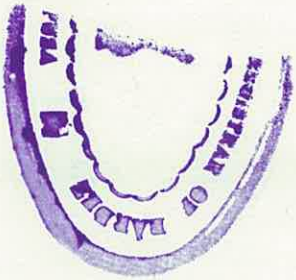

It is noted

*[Signature]*

*[Signature]*

*[Signature]*  
Cont 23/-  
*[Signature]*



IN THE PRESENCE OF THE WITNESSES: -1. Godal Lamani 2. Shivadatta Pedhekar Attest  
Attestyour - truly  J. J.

I. J. Fernandes

  
Shivadatta  
Godal  
Godal  
Shivadatta



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

Inward No: 2662

Plan Showing plots situated at

Village : SIOLIM

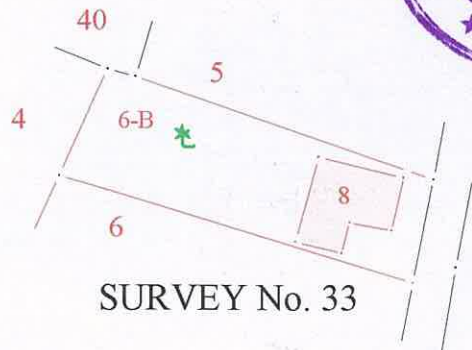
Taluka : BARDEZ

Survey No./Subdivision No. : 33/ 6-B & 8

Scale : 1 :1000



S.No.38



(Rajesh R. Pai Kuchelkar)  
Inspector of Survey &  
Land Records.



Atdes  
Hdes

*[Handwritten signatures and initials]*

Generated By : Pratap Moulekar (D'Man Gr. II)

On : 01-07-2020

Compared By:

*[Handwritten signature]*  
(F.S)





## Government of Goa

### Document Registration Summary 2

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

Print Date & Time : - 09-Jul-2020 11:07:51 am

Document Serial Number :- 2020-BRZ-1724

Presented at 11:07:02 am on 09-Jul-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	135000
2	Registration Fee	90000
3	Mutation Fees	1000
4	Processing Fee	710
<b>Total</b>		<b>226710</b>

Stamp Duty Required : 135000

Stamp Duty Paid : 135000















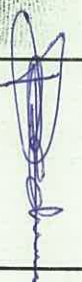









Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	DATTARAM GANPAT PEDNEKAR, S/o - D/o GANPAT PEDNEKAR Age: 55, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - OFFICE NO 6, STAYWELL APT, SONAR WADDO, VERLA CANCA BARDEZ- GOA, Address2 - MAPUSA BARDEZ GOA, PAN No.: ABVFS6060Q			

Executer




Sr.No	Party Name and Address	Photo	Thumb	Signature
1	JOAO FERNANDES, S/o - D/o LUIS FERNANDES Age: 83, Marital Status: Married, Gender: Male, Occupation: Other, Address1 - HNO.1130, BAMON WADDO, SIO LIM, BARDEZ- GOA 403517, Address2 - , PAN No.: ACDPF4270C			
2	ANTHONY FERNANDES, S/o - D/o JOAO FERNANDES Age: 51, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - HNO.1130, BAMON WADDO, Address2 - , PAN No.: ACAPF5612M			
3	JONITA FERNANDES ALIAS JOANITA FERNANDES, S/o - D/o ROSARIO DENIZ Age: 51, Marital Status: Married, Gender: Female, Occupation: Housewife, Address1 - HNO.1130, BAMON WADDO, Address2 - , PAN No.: ACAPF5611J			






Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	<b>LUIS FERNANDES ,S/o - D/o JOAO FERNANDES</b> Age: 48, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - HNO.1130, BAMON WADDO, Address2 - , PAN No.: ACPPF3463K			
5	<b>IVY CONCEPTION FERNANDES ,S/o - D/o CONCEPTION FERNANDES</b> Age: 36, Marital Status: Married ,Gender:Male,Occupation: Advocate, Address1 - HNO.1130, BAMON WADDO, Address2 - , PAN No.: ADUPF1870G			
6	<b>ISABEL JOE FERNANDES ,S/o - D/o JOAO FERNANDES</b> Age: 53, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - HNO.4, BHAILEM BHAT, Address2 - , PAN No.: ABQPF1674G			
7	<b>JOE FERNANDES ,S/o - D/o FRANCIS FERNANDES</b> Age: 52, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - HNO.4, BHAILEM BHAT, Address2 - , PAN No.: AAJPF3250E			
8	<b>DATTARAM GANPAT PEDNEKAR ,S/o - D/o GANPAT PEDNEKAR</b> Age: 55, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - OFFICE NO 6, STAYWELL APT, SONAR WADDO, VERLA CANCA BARDEZ- GOA, Address2 - MAPUSA BARDEZ GOA, PAN No.: ABVFS6060Q			
9	<b>KIRAN DATTARAM PEDNEKAR ,S/o - D/o DATTARAM G PEDNEKAR</b> Age: 32, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - OFFICE NO.6, STAYWELL APT, VERLA CANCA BARDEZ-GOA, Address2 - MAPUSA BARDEZ GOA, PAN No.: BEGPP4205P			
10	<b>JOAO FERNANDES ,S/o - D/o Late Luis Fernandes</b> Age: 83, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H.No. 1130, Bamon Waddo, Siolim, Bardez-Goa-403517, Address2 - , PAN No.: ACDPF4270C			
11	<b>JOAO FERNANDES ,S/o - D/o Late Luis Fernandes</b> Age: 83, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H.No. 1130, Bamon Waddo, Siolim, Bardez-Goa-403517, Address2 - , PAN No.: ACDPF4270C			


Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>SHIVADATTA V PEDNEKAR, 57 ,9373094775 ,Service ,</b> <b>Marital status : Married</b> 403507, HNO.211, HNO.211, Near Bodgeswar Temple Mapusa, Bardez, NorthGoa, Goa			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	GOPAL LAMANI, 33 ,1986-08-24 ,7507392256 , ,Service , Marital status : Married 403507, HNO.T-26, HNO.T-26 Ucassaim, Bardez, NorthGoa, Goa			

  
Sub Registrar

SUB-REGISTRAR  
BARDEZ



Document Serial No:-2020-**BRZ-1724**

Book :- 1 Document

Registration Number :- **BRZ-1-1672-2020**

Date : 09-Jul-2020

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

**SUB-REGISTRAR  
BARDEZ**

