

554/2024



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challan Payment Facility Rules 2021)

Stamp Duty Of : ₹ 120000/-

(Rupees One Lakh Twenty Thousands only)

PAID VIDE E-RECEIPT NO 202400279739 DATED :08-Apr-2024,
IN THE GOVERNMENT TREASURY.

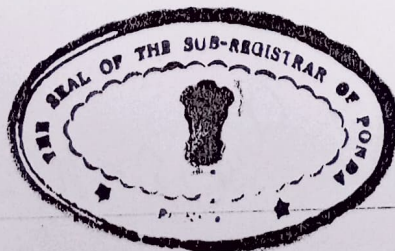
PON-1-554-2024
10-Apr-2024

Sub Registrar

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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400022009
DOCUMENT SERIAL NUMBER	:	2024-PON-554
DATE OF PRESENTATION	:	10-Apr-2024
DOCUMENT REGISTRATION NUMBER	:	PON-1-534-2024
DATE OF REGISTRATION	:	10-Apr-2024
NAME OF PRESENTER	:	Devidas Narayan Naik Proprietor Ms Devdarshan Construction
REGISTRATION FEES PAID	:	₹120000/-
PROCESSING FEES PAID	:	₹2100/-
MUTATION FEES PAID	:	₹1500/-





**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202400279739

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 08-04-2024 12:49:30

Name and Address of Party: Devidas | 9822155647
Ponda

Service: Stamp Duty

Amount

Stamp Duty ₹ 120000.00

Total Amount: ₹ 120,000.00

(Rs. One Lakh Twenty Thousand Only)

Department Data: 202400022009 NOTARY|202400022009 NOTARY

Bank ref No:

Status: Success

Payment Date: 08-04-2024 17:59:23

Reprint Date: 10/04/2024 09:40:41

Devidas Nale
Devidas

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Anandi V. Virginkar

DEED OF SALE

Eighth

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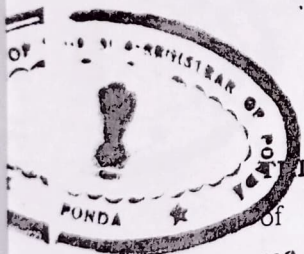
Devidas

THIS DEED OF SALE is made and entered on this First day of April in the year Two thousand Twenty Four (08/04/2024) at Ponda-Goa within Registration Sub District and Taluka Ponda, District of South Goa State of Goa

BETWEEN

(1) MRS LINDA RAMCHONDRA SURIA RAO SAR DESSAI
@ ANANDI VISSU VIRGINKAR, Daughter of Late Ramachondra Bascora Suria Rao Dessai, aged 54 years, occupation housewife, married, Indian National, holding

Anandi V. Virginkar *Niss 7* *Anandi* *AS* *Devidas*



Permanent Account Card No. [REDACTED] F and Aadhar No. [REDACTED], and her husband,

(2) **MR VISSU PURSHOTTAM VIRGINKAR**, Son of Purshottam Vissu Virginkar, age 59 years, married, business, Indian National, holding Permanent Account Card No. [REDACTED] and Aadhar No. [REDACTED], both residing at House No478, Near Maruti Mandir, Layamati, Davorlim, Navelim, Salcete, South Goa, and hereinafter referred to as the "**VENDORS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) **OF THE FIRST PART;**

AND

(3) **M/S DEVDARSHAN CONSTRUCTIONS**, a Proprietary Concern represented herein by its Proprietor **MR DEVIDAS NARAYAN NAIK**, S/o. Narayan Koyar Naik, age 62 yrs, married, businessman Indian National, holding Pan card No. [REDACTED], Aadhaar No. [REDACTED] 3, R/o H. No. 20/58, OMKAR, Varkhande, Ponda Goa and hereinafter referred to as "**PURCHASER**" (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors, administrators and assigns) **OF THE SECOND PART.**

AND

(4) **MR SANDIP RAMACHANDRA SURYARAO SARDESSAI** alias **SANDIP RAMCHANDRA SARDESSAI**, S/o Late Ramachondra Bascora Suria Rao Dessai, age 59 years, married, service, Indian National, holding Permanent Account Card No. [REDACTED] and Aadhar No. [REDACTED], and his wife,

Anandi V Virginkar *Ass* *Virginkar* *As* *Sardesai*

(5) **MRS DIPTI SANDIP SARDESSAI alias SARDESSAI DIPTI S**, daughter of Devidas Sunctankar, age 55 years, married, housewife, Indian National, holding Permanent Account Card No. [REDACTED] and Aadhar No. [REDACTED], both residing at 23/UG1, Kamat Kinara, Caranzalem, Tiswadi Goa and hereinafter collectively referred to as the **"CONFIRMING PARTY"** (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors, administrators, and assigns) OF THE THIRD PART.

WHEREAS there exists a landed property known as "PREDIO AFORAMENTO DO TERRENO DENOMINADO BUTA" also known as "SATIYALE" situated at Bandora, Ponda Goa within the limits of village Panchayat of Bandora, Taluka and Sub district of South Goa of State of Goa, which property as whole is described in the Land Registration office (Conservatoria de Registo Predial) of Ilhas Comarca at Panaji under No. 22334 of Book B-60 (new) and registered in the Revenue Register (Matriz Predial) under No. 55 and surveyed under new survey No. 223/5 of village Bandora Taluka Ponda admeasuring 1200 sq. mts and bounded on the East: by the Property of Panduronga Sadassiva Naique Gaundecar, on the West: by Panchayat Road which goes from Farmagudi to Queula, on the North; by the area occupied and possessed by Madeva Xanum Modvol and on the South: by the Property of Loximona Esvonta Poi Raoicar and which property is more particularly described in Schedule-I written hereunder and hereinafter referred to as **"SAID PROPERTY"**.

AND WHEREAS said property is bounded as per Survey Plan is as under:

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East: By Property bearing Survey No. 223/6 and partly by 223/6-A,

West: By Public Road,

North: By Property bearing Survey No. 223/4,

South: By Property bearing Survey No. 223/9,

AND WHEREAS in terms of Deed of Partition dated 5/05/1983 and registered before Sub Registrar Ponda and bearing Serial No. 232/83 dated 19/05/1983 and Registration No. 578 at pages 42 to 53 of Book I Volume 93 dated 18/10/1985, said property was allotted to Late Ramchandra Bascora Suria Rao Dessai and his wife Annapurna Suriarau Dessai @ Anapurna bai Ramachondra Suriarau Dessai who were in exclusive ownership and possession of the said property.

AND WHEREAS Late Ramchandra Bascora Suria Rao Dessai and his wife Annapurna Suriarau Dessai @ Anapurna Bai Ramachondra Suriarau Dessai, both expired on 11/10/2023 and 16/02/2011 Respectively and upon their death Inventory Proceedings were initiated before the Civil Judge Junior Division at Ponda bearing Inventory Proceedings No. 59/2023/C, wherein Vendors herein alongwith Mr Sandipa Ramachondra Suria Rao Dessai and his wife Mrs Dipti Devidas Sunctancar were declared as legal Heirs of the deceased and the said Property was allotted to Vendors herein alongwith Mr Sandipa Ramachondra Suria Rao Dessai and his wife Mrs Dipti Devidas Sunctancar in equal Shares in terms of Judgment dated 5/01/2024.

AND WHEREAS pursuant to an Agreement between the parties hereto, the Vendors have agreed to sell and the

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Purchaser has agreed to purchase undivided half share (50% undivided share) in the said property being Plot admeasuring 1200 sq. mts bearing New Survey No. 223/5 of village Bandora taluka Ponda and more particularly described in Schedule written hereunder and hereinafter called as **"SAID PROPERTY"** at/for a total price consideration of Rs. 40,00,000/- (Rupees Fourty Lakhs only) being its fair market value and which plot is more particularly described in Schedule written hereunder.

AND WHEREAS, Purchaser has paid the stamp duty of Rs. 1,20,00,000/- i.e. 3% of the sale consideration.

AND WHEREAS the Purchaser has requested the Vendors to execute the requisite Deed of Sale in their favour, which the Vendors hereby does.

NOW THEREFORE THIS DEED WITNESSETH THAT:

1. THAT in pursuance to the said Agreement and in pursuance of payment of full and complete consideration amount of Rs. 40,00,000/- (Rupees Fourty Lakhs only paid by the purchaser to the Vendors in the following manner (a) Rs. 5,00,000/- vide Bank Transfer dated 19/3/2024 from Canara bank, Ponda branch, (b) Rs. 15,00,000/- vide RTGS bearing UTR No. CNRBR52024032877077254 dated 28/3/2024 from Canara bank, Ponda branch and (c) Rs. 20,00,000/- vide RTGS dated 03/04/2024 from Canara Bank, Ponda branch, the receipt whereof the Vendors hereby admit and acknowledge to their complete satisfaction, and acquit, and discharge the purchaser from the same every part thereof the Vendors as absolute owner of the undivided half share in the said Property, do hereby

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Amal V. Varghese
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grant, convey, sell, transfer relinquish and assure unto the purchaser, ALL THAT undivided half share (50% undivided share) in the said Property admeasuring 1200 sq. mts bearing New Survey No. 223/5 of village Bandora taluka Ponda more particularly described in the Schedule written hereunder and more clearly shown in red lines on the plan attached hereto, together with all the yards, compounds, sewers, fences, commons, trees, gullies, water courses, hedges, buildings, structures, ditches ways, waters watercourses, light, liberties, path passage, easements, privileges and appurtenances whatsoever to the said plot or any part thereof belonging to or in any way appertaining or usually held, or occupied therewith or reputed to belong thereof AND ALL the estates, rights, title, interest, property, claim and demand whatsoever at law and equity of them and every part thereof TO HAVE AND TO HOLD the said plot and hereditaments hereby conveyed and assured and expressed to be with its appurtances as also rights and privileges of all permissions, licences, approval, sanad etc. unto and to the use of Purchaser forever subject to the payment of all rents, rates, penalties hereafter to become due and/or payable to the Government or local authority or any other public body in respect thereof.

2. The vendors do hereby covenant with the purchaser that notwithstanding any act, deed, matters or things whatsoever done by the vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them, made done, omitted or executed knowingly or willingly suffered to the contrary the vendors, now have in them absolute right and absolute powers to grant, transfer, convey and assure the said plot unto and to the purchaser in the manner aforesaid and it shall be lawful to

Anand V. Varghese

Miss Z. David

As Bandessai

the purchaser from time to time and at all time hereinafter peacefully and quietly to absolutely, exclusively, uninterrupted, possess, without any interference and to own and enjoy the said plot and the rights to use the plans, approvals, licences etc. hereby granted with the appurtenances and to receive the rents, profits and all other earnings from the said plot for his own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the vendors or from by any other person or persons or in trust or on behalf of the vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estates, occasions and suffered by the vendors or by any other person or persons lawfully or equitably claiming any estate, right title or interest at law or in equity in the said plot hereby granted or any part thereof by, from or under or in trust for them.

3. The vendors covenants that they shall and will from time to time and all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, No Objection Certificates, affidavits and things, matters and assurance in law whatsoever for better and more perfectly assuring the said plot alongwith the license, permissions, approvals etc. hereby granted to and unto the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

4. AND THE VENDORS do hereby covenant with the purchaser that the vendors have not done, committed,

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omitted or knowingly or willingly suffered or been a party or privy to any act, deed or things whereby the vendors are prevented from granting and conveying the said plot in the manner aforesaid and where by the same or any part thereof are, is, can or may be charged, encumbered or prejudicially effected in estate, title or otherwise whatsoever.

5. The vendors further covenant with the purchaser that the said plot hereby sold is free from tenants, mundcars, or any other person or persons having right or obligation therein and if for any defect in the title of the vendors or causing defect to the present sale and/or title of the purchaser, gained by present sale or the purchaser is deprived of the said plot or any part thereof then the vendors do hereby undertake to indemnify fully the purchaser.

6. The Vendors further Covenant as under:

a. That undivided half share in the said Property hereby sold is free from any litigation or attachment or any other bar for the present sale and if any claim so arises, the Vendors shall keep indemnified for all such lossess caused and incurred by the purchaser.

b. That undivided half share in the said Property hereby sold is not forming part of any of the land acquisition proceedings.

c. That undivided half share in the said Property is not mortgaged to any Bank/Financial Institutions/or any person.

d. Vendors shall have no sort of claims/reservations pertaining to the said Property hereafter and the Vendors shall cease to enjoy each and every right deriving from the

Anand V. Vignani Miss Z. David A. Sandessan

said Property hereafter and the same be enjoyed by the purchaser henceforth.

e. Vendors have not entered into any Agreement for Sale of the said Property with any person except the present purchaser and if any third party/person raises a claim over the said Property in future through the vendors, Vendors shall indemnify and prevent the interest of purchaser.

f. Present Sale Deed is made without any coercion, undue influence and out of free will.

g. That undivided half share in the said Property hereby sold is not forming part of any access, pathway of easement.

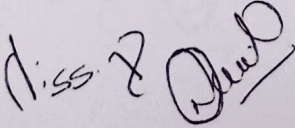
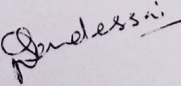
h. Vendors shall hereafter cease the ownership and all other rights enjoyed by them hereafter.

7. The Confirming party herein are the Co-Owners to the extent of 50% undivided share in the said property and have No Objection for the Vendors to execute the present Deed of sale with respect to other 50% undivided share in the said property in favour of the purchaser herein.

8. The vendors further declare that their right to the said Property hereby sold subsist same is free from any encumbrances and the liens of any other nature and further give their no objection to transfer the undivided half share in the said Property in the name of the purchaser in the mutation entry of survey records of Revenue village of Bandora, Taluka Ponda bearing survey No. 223/5 of village Bandora and Taluka Ponda.

SCHEDULE

ALL THAT UNDIVIDED 50% SHARE IN THE PROPERTY
being a landed property known as "PREDIO AFORAMENTO

Anand V. Vignishan Miss. 8  A  

DO TERRENO DENOMINADO BUTA" also known as "SATIYALE" situated at Bandora, Ponda Goa within the limits of village Panchayat of Bandora, Taluka and Sub district of South Goa of State of Goa, which property as whole is described in the Land Registration office (Conservatoria de Registo Predial) of Ilhas Comarca at Panaji under No. 22334 of Book B-60 (new) and registered in the Revenue Register (Matriz Predial) under No. 155 and surveyed under new survey No. 223/5 of village Bandora Taluka Ponda admeasuring 1200 sq. mts and bounded on the East: by the Property of Panduronga Sadassiva Naique Gaundecar, on the West: by Panchayat Road which goes from Farmagudi to Queula, on the North; by the area occupied and possessed by Madeva Xanum Modvol and on the South: by the Property of Loximona Esvonta Poi Raoicar and which Property as per survey Plan is bounded as under:

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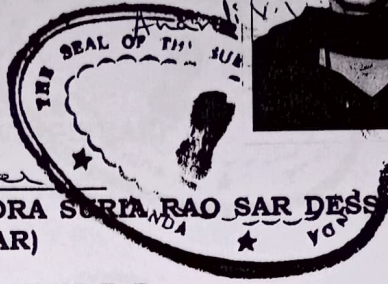
IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day and year first herein above written.

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

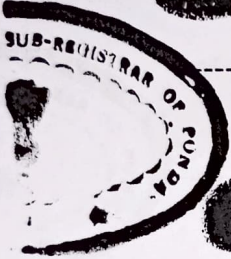


1. Anandi V. Virginkar
(MRS LINDA RAMCHONDRA SURIA RAO SAR DESSAI @
ANANDI VISSU VIRGINKAR)



L. H. F. P

R. H. F. P.



Anandi V. Virginkar

N 557

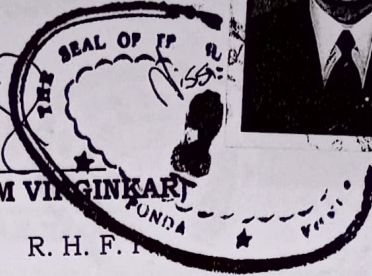
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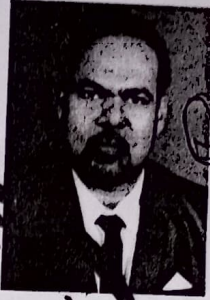


2. *D. S. S. S.*
 (MR VISSU PURSHOTTAM VINGINKAR)
 L. H. F. P R. H. F. P



Anand V. Vingekar *D. S. S. S.* *Q. S. S. S.* *A* *Bardesai*

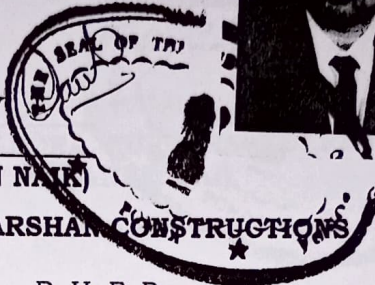
SIGNED, SEALED AND DELIVERED
by the within named "PURCHASER".



Devidas

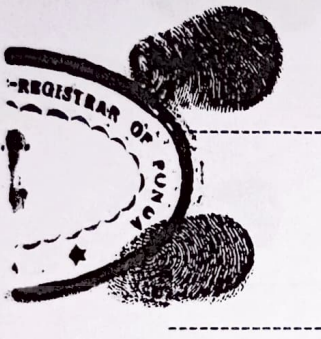
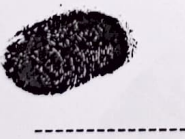
3. Devidas N. Naik
(MR DEVIDAS NARAYAN NAIK)

Proprietor of M/S DEVDARSHAN CONSTRUCTIONS



L. H. F. P

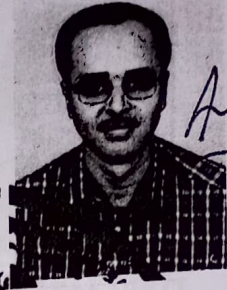
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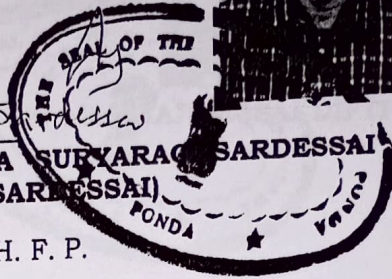
Anand V. Virgima *Miss 7 Devidas* *As* *Devidas*

SIGNED, SEALED AND DELIVERED

by the within named "CONFIRMING PARTY"



4. Sandip Ramchandra Sardesai
 (MR SANDIP RAMACHANDRA SURYARAO SARDESSAI
 alias SANDIP RAMCHANDRA SARDESSAI)



L. H. F. P

R. H. F. P.

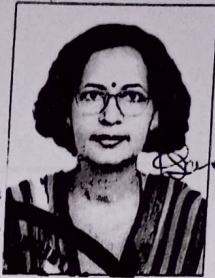


Ananti to Virginia
 Dissy Qud

AS Sardesai

(MRS DIPTI SANDIP SARDESSAI alias SARDESSAI DIPTI S)

L. H. F. P



~~Anderson~~



In presence of:

1. Adv Satish S S Pilgaonkar A/c Parda Area

Handwritten signature: Handwritten

Anand. V. Vigninar

Niss. 7 Dm





Government of Goa
Directorate of Settlement and Land Records

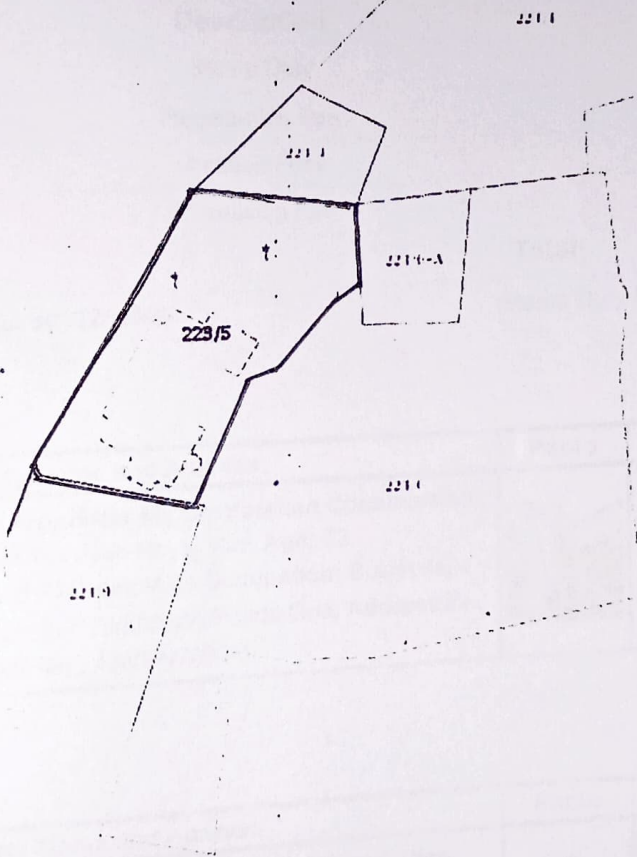
Survey Plan

Ponda Taluka, Bandora Village

Survey No.: 223, Subdivision No.: 5

Scale 1:1000

Reference No.: CPON222-6113-969725



This record is computer generated on 05-09-2022 12:40:30. 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/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

Arundh V. Varghese
Diss
Quaid
A
Bundessari



Government of Goa

Document Registration Summary 2

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

Date & Time : 10-Apr-2024 11:47:08 am

Serial Number :- 2024-PON-554

Registered at 11:34:11 am on 10-Apr-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar,
along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	120000
2	Registration Fee	120000
3	Mutation Fees	1500
4	Processing Fee	2100
Total		243600

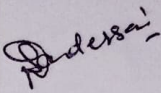
Stamp Duty Required :120000/-

Stamp Duty Paid : 120000/-

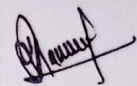
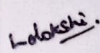
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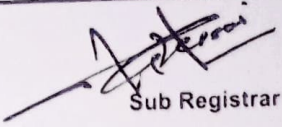
Party Name and Address	Photo	Thumb	Signature
Devidas Narayan Naik Proprietor Ms Devdarshan Construction Father Name:Narayan Koyar Naik, Age: 62, Marital Status: Married ,Gender:Male,Occupation: Business, Address1: H no 30-58 Omkar Varkhande Ponda Goa, Address2 - , PAN No.: I			

Party Name and Address	Photo	Thumb	Signature
Linda Ramchondra Suria Rao Sar Dessai Alias Anandi Vissu Virginkar , Father Name:Ramchondra Bascora Suria Rao Dessai, Age: 54, Marital Status: Married ,Gender:Male,Occupation: Housewife, H no 478 Near Maruti Mandir Layamati Davorlim Navelim Salcete Goa, PAN No.:			
Vissu Purshottam Virginkar , Father Name:Purshottam Vissu Virginkar, Age: 59, Marital Status: Married ,Gender:Male,Occupation: Business, H no 478 Near Maruti Mandir Layamati Davorlim Navelim Salcete South Goa, PAN No.:			
Devidas Narayan Naik Proprietor Ms Devdarshan Construction , Father Name:Narayan Koyar Naik, Age: 62, Marital Status: Married ,Gender:Male,Occupation: Business, H no 30-58 Omkar Varkhande Ponda Goa, PAN No.:			
Sandip Ramchandra Suryarao Sardessai Alias Sandip Ramchandra Sardessai , Father Name:Ramachondra Bascora Suria Rao Dessai, Age: 59, Marital Status: Married ,Gender:Male,Occupation: Service, H no 23-UG1 Kamat Kinara Caranzalem Tiswadi Goa. PAN No.:			

Party Name and Address	Photo	Thumb	Signature
Dipti Sandip Sardessai Alias Sardessai Dipti S , Father Name:Devidas Sunctankar, Age: 55, Marital Status: Married ,Gender:Female,Occupation: Housewife, H no 23-UG1 Kamat Kinara Caranzalem Tiswadi Goa, PAN No.: [redacted]			

ess:
individually/Collectively recognize the Purchaser, Confirming Party, Vendor,

Party Name and Address	Photo	Thumb	Signature
Name: Vaibhav V Naik, Age: 33, DOB: 1991-03-30 , Mobile: [redacted] [redacted], Email: , Occupation: Advocate , Marital status : Married , Address: 403401, Kadsal Khandepar, Kadsal Khandepar, Ponda, Ponda, SouthGoa, Goa			
Name: Lolakshi Shrinath Bhat, Age: 38, DOB: [redacted] [redacted], Email: , Occupation: Service , Marital status : Married , Address: 403401, Gauthan Queula Ponda Goa, Gauthan Queula Ponda Goa, Ponda, Ponda, SouthGoa, Goa			


Sub Registrar

SUB - REGISTRAR
PONDA

Document Serial Number :- 2024-PON-554

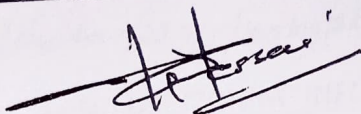


Document Serial No:-2024-PON-554

Book :- 1 Document

Registration Number :- **PON-1-534-2024**

Date : 10-Apr-2024



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

SUB - REGISTRAR
PONDA

