

गोवा GOA

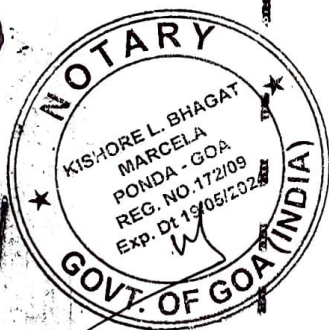
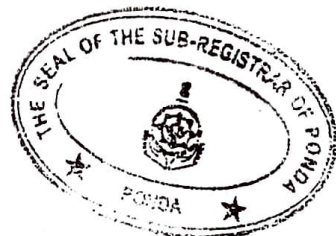
076044

Serial No. 5336 Place of Vendor: Ponda  
Value of Stamp Paper Rs. 25000  
Name of Purchaser Manoj Ribeiro  
Residence Carbala Name of Father Manoj Ribeiro  
Purpose Sale deed Transacting Parties: Manoj Ribeiro

Sign of Stamp Vendor  
Mangala N. Karapurkar  
License No AC/STP/VEN/747/99

Sign of Purchaser

Pond-1-107-2019



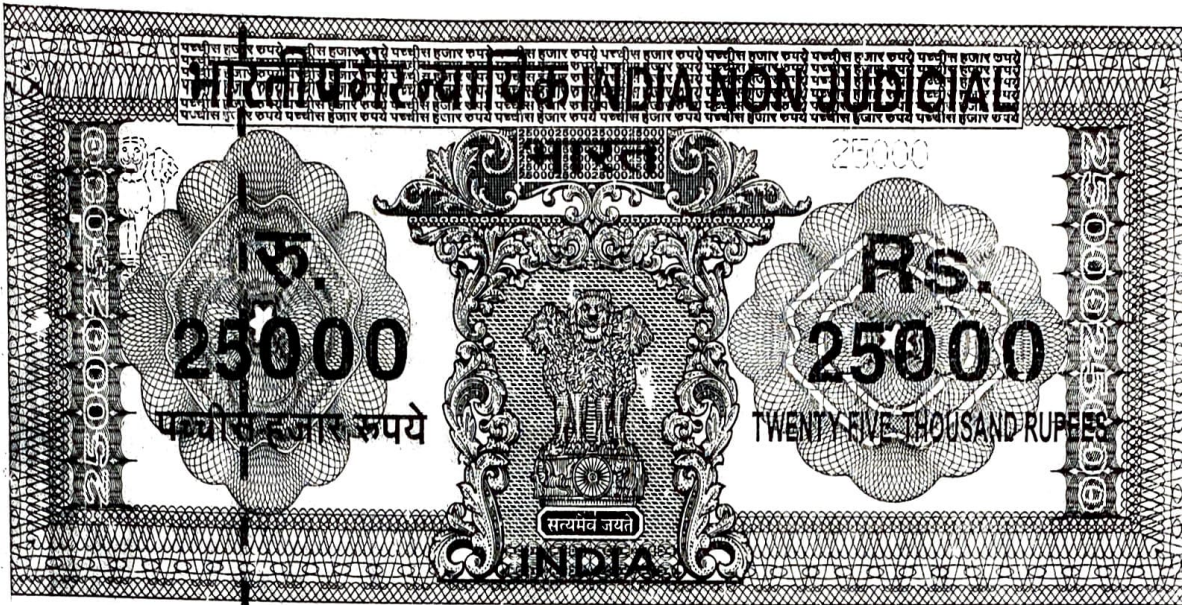
## DEED OF SALE

Manoj Ribeiro

Manoj

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Serial No. 5336 Place of Vendor, Panaji Date 4/11/19  
Value of Stamp Paper 25,000/-  
Name of Purchaser Mrs. Dileep  
Residence P.O. No. 1 Name of Father Rahma  
Purpose Sale Transacting Parties:

076041

h  
Sign of Stamp Vendor  
Mangala N. Karapurkar  
License No. AC/STP/VEN/747/99

M. Dileep  
Sign of Purchaser



## DEED OF SALE

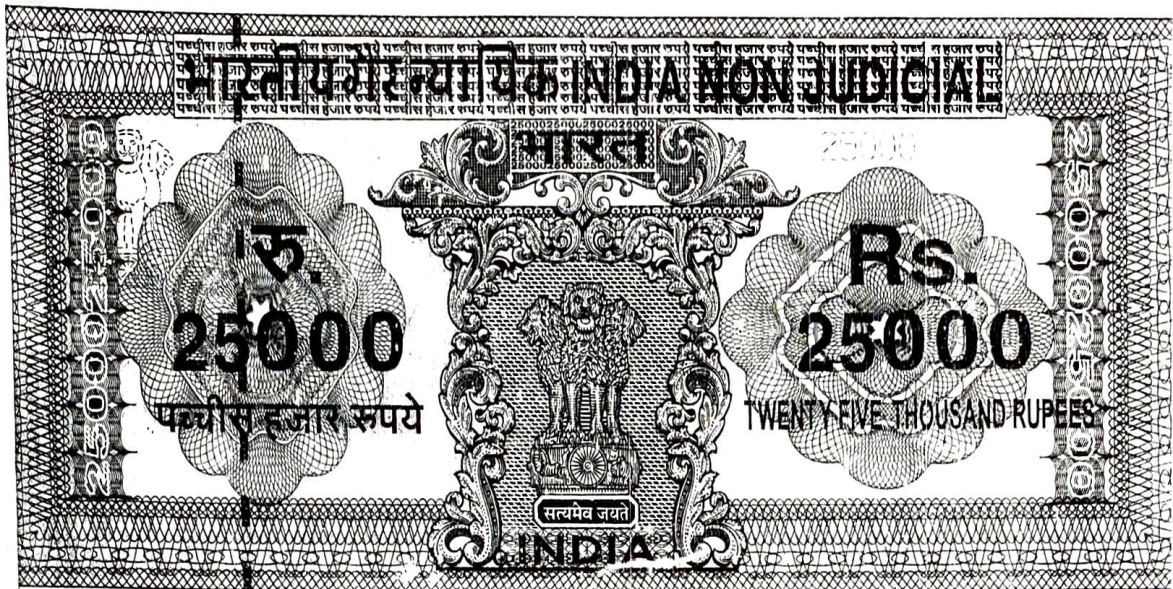
M. Dileep

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Doc No 5336 Place of Vendor, Panaji, Goa 4/2/9  
Value of Stamp Paper Rs. 25,000  
Name of Purchaser Monsi Dolekar  
Residence Castro Name of Father Baburao  
Purpose Balance Transacting Parties :

076042

Signature of Stamp Vendor  
Monsi N. Karapurkar  
AC/STP/VEN/747/99

Monsi Dolekar  
Signature of Purchaser



## DEED OF SALE

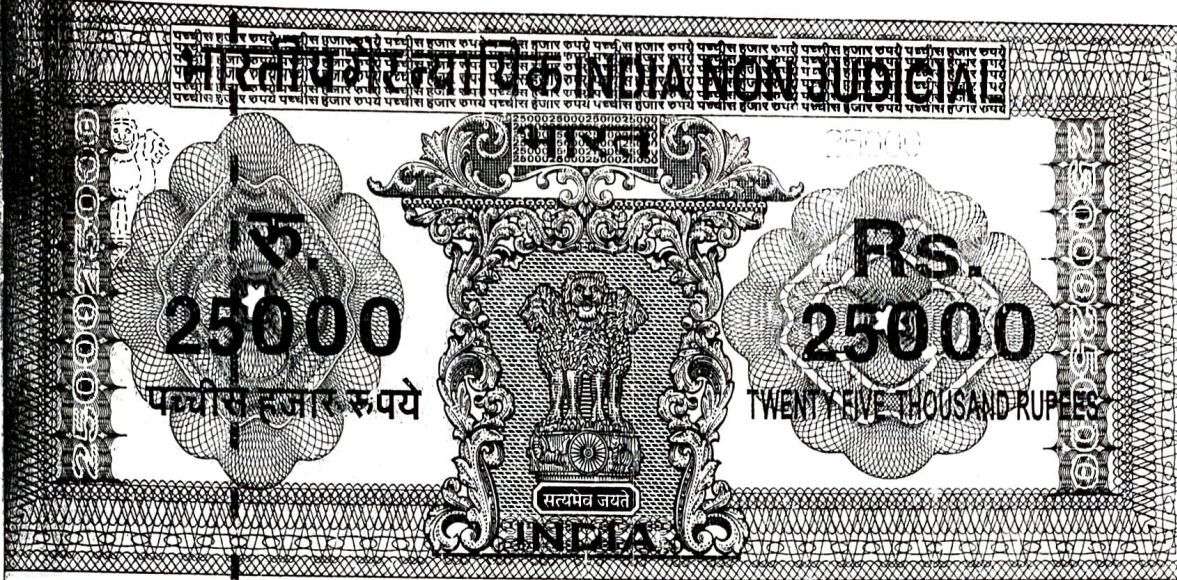
3

Monsi Dolekar

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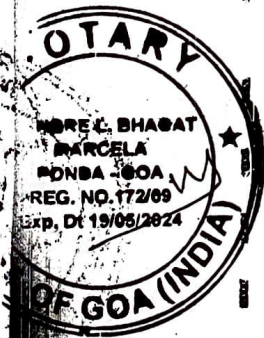
Serial No. 533 Place of Vendor, Pat. 4/2/19  
Value of Stamp Paper 25,000  
Name of Purchaser Mangal Nalekar  
Residence Cesaly Name of Father Babano  
Purpose Police Record Transacting Parties:

076043

Sign of Stamp Vendor M  
Mangala N. Karapurkar  
License No AC/STP/VEN/747/99  
Sign of Purchaser Mangal Nalekar



## DEED OF SALE



Mangal Nalekar

Mangal Nalekar

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

20000

द्विसहस्रार रूपये

TWENTY  
THOUSAND RUPEES

Rs. 20000

INDIA

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No. 5336 Place of Vendor, Part 4/21/9  
Name of Stamp Paper Recd  
Name of Purchaser Munshi Taleem  
Residence Cowalla Name of Father Bobur  
Purpose Sale Transacting Parties

052392

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Sign of Stamp Vendor  
Mangala N. Karapurkar  
License No AC/STP/VEN/747/99

Mudalekar  
Sign of Purchaser



DEED OF SALE



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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु. 1000



ONE THOUSAND RUPEES  
Rs. 1000

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Serial No. 533 Place of Vendor Panaji Date 4/2/19  
Value of Stamp Paper 1000  
Name of Purchaser Monish Patekar  
Residence Casale Name of Father Bahadur  
Purpose Sale Deed Transacting Parties:

237782

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Sign of Stamp Vendor  
Mangala N. Karapurkar  
License No AC/STP/VEN/747/99

Monish Patekar  
Sign of Purchaser



DEED OF SALE



Monish Patekar

Monish Patekar

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Sign of Supplier Vendor  
*Makher*  
Sign of Purchaser  
Date NO AC/STP/VEND 47/99

REGISTRAR OF BONDS

# DEED OF SALE

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भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIAN NON JUDICIAL

गोवा GOA

Serial No. 5336 Date of Vendor Paper 4/2/19  
Value of Stamp Paper 500  
Name of Purchaser Monsi Ribeiro  
Residence aculda Name of Father Barbosa  
Purpose Sale Transacting Parties

467190

Sign of Stamp Vendor  
Mangala N. Karapurkar  
License No AC/STP/VEN/747/99

Mangala N.  
Sign of Purchaser

DEED OF SALE

Mangala N.

Mangala N.

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गोवा GOA



Serial No. 5336 Place of Vendor, Panaji, Date 4/2/19  
Value of Stamp Paper 100  
Name of Purchaser Mangala N. Karapukhar  
Residence Goa Name of Father Sabir  
Purpose Religious Transacting Parties:

626731

Sign of Stamp Vendor  
Mangala N. Karapukhar  
License No. A/D/STF-VEN/747/99

Sign of Purchaser  
Mangala N. Karapukhar

## DEED OF SALE

Mangala N. Karapukhar  
Mangala N. Karapukhar

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Silveira







## DEED OF SALE

THIS DEED OF SALE is made at Ponda, Taluka Ponda, Registration Sub-District of Ponda, South Goa District of State of Goa, on this 8<sup>th</sup> day of February, in the Christian year two thousand nineteen ( 08 /01/2019);



### BETWEEN

(1) **MRS. LAVITA @ LEVITA SILVEIRA**, daughter of Baltazar Andrade and wife of Mr. John Juby Celestin Silveira, aged 45 years, married, housewife, Indian National, ( Holding PANCARD bearing No.

& Aadhaar Card bearing No.

Mobile No.  & Email ID lavitasilveira1980@gmail.com ), AND her husband (2)

**MR. JOHN JUBY CELESTIN SILVEIRA**, son of Jose Caitano Silveira, aged 49 years, married, service, Indian National ( Holding PANCARD bearing No.



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Bilveira*



[ ] & Aadhaar Card bearing No. [ ]  
[ ] Mobile No. [ ] & Email ID  
johnsilveira18@gmail.com ) both residing at House No.  
1375, Tonca, near Ferry Boat, Santo Estevam, Tiswadi  
Taluka, North Goa District of the State of Goa (403 106),  
hereinafter jointly referred to as **"THE VENDORS"** ( ✓  
which expression shall unless repugnant to the context or  
meaning thereof shall include their heirs, executors,  
successors, legal representatives and assigns ) OF THE  
FIRST PART;



A N D

(1) **M/S OMKAR BUILDER & DEVELOPER**, a  
Proprietorship registered under Udyog Aadhaar No.  
[ ] on 26/12/2016 with Udyog Aadhaar Office  
at Panaji, Goa, of (1) **MRS. MANSI MAHESH  
TALEKAR**, daughter of Baburao Yashwant Rane, aged  
28 years, married, business, Indian National, ( Having  
Permanent Account Number [ ], Aadhaar Card  
Number [ ] Mobile Number [ ] &



*Mahesh*

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Email ID No. omkarbuilderdeveloper@gmail.com), and her husband (2) **MR. MAHESH PANDURANG TALEKAR** alias **MAHESH TALEKAR**, son of Pandurang Jayram Talekar, aged 33 years, married, business, Indian National ( Having Permanent Account Number  Aadhaar Card Number

Mobile Number  & Email ID No. mtenterprisesgoa@gmail.com ) both residing at House No. 820, Flat No. SF-2, Jayminarayan Krupa Building, Ganesh Nagar, Candola, P. O. Marcela (403 107) Ponda Taluka, South Goa District of the State of Goa, hereinafter jointly referred to as "**THE PURCHASER**" ( which expression shall unless repugnant to the context or meaning thereof shall include their heirs, executors, successors, legal representatives and assigns ) OF THE SECOND PART.



WHEREAS at Village Candola, which is within the limits of Village Panchayat of Betqui-Candola, Registration Sub-District of Ponda, Taluka Ponda, District of South Goa ( earlier North-Goa), there exists a Plot of

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land more particularly described in THE SCHEDULE (II) hereunder written, forming part of the property more particularly described in THE SCHEDULE (I) hereunder written :-

SCHEDULE - ( I ) HEREINABOVE REFERRED TO  
(DESCRIPTION OF THE WHOLE PROPERTY)

ALL THAT Property known as "DULAY" or "DEULAE" or "DEULAY", shown in the survey records as "DEVLA BHAT", situated in Candola Village of Ponda, Taluka, South Goa District ( earlier North Goa District ) of the State of Goa, within the jurisdiction of Candola - Betqui Village Panchayat, Registration Sub-District of Ponda, of the State of Goa. It is surveyed in the Revenue Survey of Candola under Survey Nos. 2/1 and 39/0, admeasuring totally 41.7760 Hectares described in the Land Registration Office of Ilhas, under No. 1153 at page 24 overleaf of the Book B.14 (old) and enrolled in the Land Revenue Office of Ponda, under Matriz No. 45 of Candola. It is bounded at present on or towards the East

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by Candola Comunidade pathway (painn) public road and properties under Survey Nos. 40/1, 40/2, 40/28, 2/2, 42/28, 42/24, 42/25, 1/1, 1/4 to 1/15, 1/17 and 1/18 of Candola Village; on or towards the South by the properties under Survey Nos. 41, 40/1, part of 39/0 conveyed to Surya P. Sawant, 40/2, public road and Candola Comunidade pathway (painn); on or towards the West by the said Candola Comunidade pathway (painn) and the properties under Survey No. 9 and Survey No. 10 of Candola, and; on or towards the North by the property under Survey No. 11 of Candola and Candola Comunidade pathway.

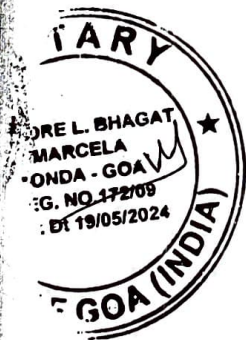
SCHEDULE (II) HEREINABOVE REFERRED TO  
(DESCRIPTION OF THE SAID PLOT NO. 369)

ALL THAT PLOT OF LAND designated as **PLOT NO. 369** having an area of **629.00 sq. mts.** (six hundred twenty nine square metres) of the property described in THE SCHEDULE (I) hereinabove, situated within the limits of Village Panchayat Betki-Candola, Taluka Ponda,

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District of South Goa ( earlier North Goa ). State of Goa.  
The said entire property in which the said Plot No. 369 is located is surveyed under Survey No. 2, Sub-Division No. 1 of village Candola, situated at Candola, Ponda Taluka, Goa. The said Plot No. 369 is hereinafter for the sake of brevity is referred to as "THE SAID PLOT" and bounded as under :-



ON THE NORTH :	By Plot No. 370 of the same sub division;
ON THE SOUTH :	By 8.00 Metres wide road;
ON THE WEST :	By 8.00 Metres wide road;
ON THE EAST :	By Plot No. 398 of the same sub division;

The said Plot and the Property for the sake of brevity are hereinafter called or referred to as "THE SAID PLOT" and "THE SAID PROPERTY".



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AND WHEREAS the said entire property originally belonged to one Smt. Odilia Freitas, alias, Maria Josefina Odilia Freitas da Fonseca and her husband Shri Luis Bonaparte Albino da Fonseca, Alias, Luis de Fonseca.



AND WHEREAS the said Smt. Odilia Freitas da Fonseca, alias, Maria Josefina Odilia Freseca da Fonseca, expired on 5<sup>th</sup> June, 1973, without any Will or Gift or any other disposition of her last wishes and leaving behind the said Shri Luis Bonaparte Albino da Fonseca, as her widower and moiety-holder and following children as her sole and universal heirs:-

- (i). Shri Edgar Bonaparte da Fonseca, alias, Edgar Fonseca, unmarried;
- (ii). Smt. Glenda Bonaparte da Fonseca, alias Glenda da Fonseca, unmarried;
- (iii). Shri Jose Rajendra Derek da Fonseca, alias Derek da Fonseca, unmarried;



AND WHEREAS upon the death of the said Smt. Odilia Freitas da Fonseca, Inventory Proceedings among

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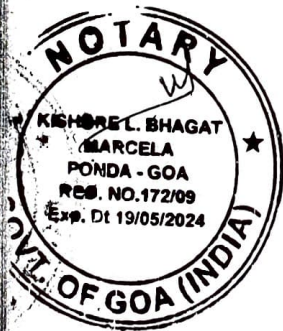
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Majors bearing No. 42/1973/B, were instituted in the Court of Civil Judge, Senior Division, at Panaji, for partitioning the assets left behind by the deceased amongst the interested parties.



AND WHEREAS in the said Inventory Proceedings among Majors bearing No. 42/1973/B, a list of assets was filed and the said entire property "DULAY" described under Description No. 1153, at page 24 of Book No. E-14, in the I and Registration Office of Ilhas, was described under Item No. 13 thereto.

AND WHEREAS in terms of the Final Order or homologation passed in the said Inventory Proceedings among Majors No. 42/1973/B, on 18<sup>th</sup> March, 1975, the said entire property "DULAY" enlisted under Item No. 13 was inter alia, allotted to the share of her son, Shri Edgar Bonaparte da Fonseca, alias, Edgar Fonseca.



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AND WHEREAS the said Shri Edgar Bonaparte da Fonseca, alias, Edgar Fonseca and after his marriage, his wife, became the absolute and exclusive owners inter alia, of the said entire property.

AND WHEREAS by virtue of an Agreement of Sale dated 1<sup>st</sup> November, 1985, entered into between late Shri Francisco Xavier de Souza e Brito, for himself and on behalf of five others, namely, Mr. Jose Felipe Pegado Braganza, Mr. Fernando Claudio De Azevedo Ribeiro, Mr. Goraknath Atmaram Fulari, Mr. Chandrakant Atmaram Dessai and Mrs. Maria Fatima Alica Afonso Braganza ( hereinafter for the sake of brevity is referred to as " THE FIVE PARTIES ") and MR. EDGAR BONAPARTE FONSECA, and his wife MRS. MYRTLE EDGAR FONSECA ( both of them for the sake of brevity are hereinafter collectively referred to as THE SAID OWNERS ), the said Owners had agreed to sell the SAID PROPERTY to late Shri Francisco Xavier de Souza A Brito, and to the above five parties or to their nominees as and when directed by him to do so.



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AND WHEREAS the said Francisco Xavier de Souza a Brito expired on 6/6/1989, and after his death, his widow Mrs. Melba Lima Brito, obtained confirmation from the said Owners that the aforesaid Agreement of Sale dated 1/11/1985 was entered into by her late husband Francisco Xavier de Souza e Brito on his behalf and on behalf of the five parties mentioned above.



AND WHEREAS the said Owners further confirmed that they were instructed by late Francisco Xavier de Souza e Brito to transfer as and when directed by him to do so, 1/10<sup>th</sup> of the developed/developable area and 1/6<sup>th</sup> of the non-developable agricultural area, to each of the five parties above or their nominees and the rest in his favour or his nominees, and accordingly an agreement to this effect was signed by the said Melba Lima Brito with the aforesaid five parties, on 10/4/1990.

AND WHEREAS from time to time various portions of the SAID PROEPRTY were sold by the said Owners through the interverion of late Francisco Xavier



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de Souza e Brito and subsequently by his widow Melba Lima Brito to their nominees and as such various Sale Deeds were executed in order to honour the terms of the Agreement of sale dated 1<sup>st</sup> November, 1985.

AND WHEREAS the said Melba Lima Brito and the five parties above entered into a further agreement dated 5/5/1994, demarcating the areas to be allotted to each one of them including that of Melba Lima Brito, in pursuance of the agreement dated 1/11/1985 and 10/4/1990, which was subsequently intimated to the said Owners for the execution of the necessary conveyance, transfer.

AND WHEREAS the said Owners through their attorney created a dispute with MR. ANTONIO MARIANO J. PEGADO BRAGANZA, resident of Mapusa, Bardez, Goa, and the five parties above in connection with the balance payment of certain sum of money which was due and payable to the said Owners by the said Shri Francisco Xavier de Souza e Brito and the



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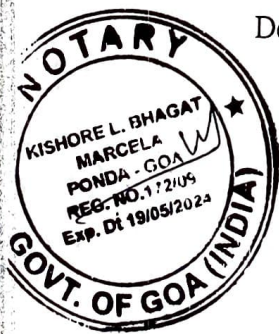
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five parties above, and on this account the said Owners refused to convey the property in favour of these parties.

AND WHEREAS the said dispute could not be settled amicably and as such the widow of the late Shri Francisco Xavier de Souza e Brito, Mrs. Melba Lima Brito along with the five parties above, with their respective spouses, had to file a suit for Specific Performance of the Agreement dated 1<sup>st</sup> November, 1985, in the Court of the Civil Judge Senior Division at Ponda. The said Civil Suit bears Special Civil Suit No. 70/96/A.

AND WHEREAS after a series of discussions, the said Special Civil Suit No. 70/96/A was finally settled by virtue of the consent decree and terms of compromise entered between the said Owners on one side and the said Mrs. Melba Lima Brito along with the five parties aforesaid and their respective spouses on the other side as Defendants and Plaintiffs respectively.



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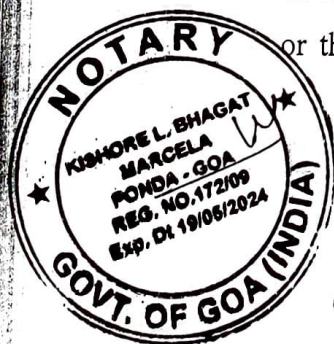
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AND WHEREAS pursuant to the said Court Decree dated 14/1/1997, the said Owners/Defendants agreed to transfer and convey in favour of the said Mrs. Melba Lima Brito and the five parties above and their spouses, all that property as demarcated and allotted to each of the aforesaid parties as per the Agreement dated 5/5/1994 and which had been intimated to the said Owners.



AND WHEREAS by a Deed of Conveyance executed on 3/03/1997, duly registered in the Office of the Sub-Registrar of Ponda, vide Registered No. 366 at pages 199 to 245, Book No. I, Vol. No. 321, on 15/4/1997, the said MR. EDGAR BONAPARTE FONSECA and his wife MRS. MYRTLE EDGAR FONSECA, transferred and conveyed unto MRS. MARIA FATIMA ALICE AFONSO BRAGANZA, (a) the undivided half right to all that piece and parcel of land from the said Property described in detail in THE SCHEDULE-II to the said Deed of Conveyance, as parcels F.1 to F.16 consisting of 41 sub-divided plots, admeasuring totally 15,513 sq. mts. or thereabouts and shaded brown in the plan Annexure



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"A" to the said Deed of Conveyance, inclusive of 1/12 undivided rights to all the roads and open spaces shown in the sub-division plans approved by the Competent authority.

(b) undivided 1/12<sup>th</sup> right to that parcel of land from the said Property described in detail in THE SCHEDULE-II to the said Deed of Conveyance, as parcel G.1 consisting of 4 sub-divided plots, admeasuring totally 2,452 sq. mts. or thereabouts and shaded red in the plan Annexure "A" to the said Deed of Conveyance.

(c) undivided 1/12<sup>th</sup> right to that parcel of land from the said Property described in detail in THE SCHEDULE-II to the said Deed of Conveyance, as parcels H.1 to H.4, consisting of 4 agricultural plots, admeasuring totally 24,980 sq. mts. or thereabouts and shaded dark blue in the plans at Annexure "A" and "B" to the said Deed of Conveyance.

(d) undivided 1/10<sup>th</sup> right to all that piece and parcel of land from the said Property described in detail in THE SCHEDULE-II to the said Deed of Conveyance, as parcels J.1 and J.2, consisting of 2 agricultural/hilly plots,



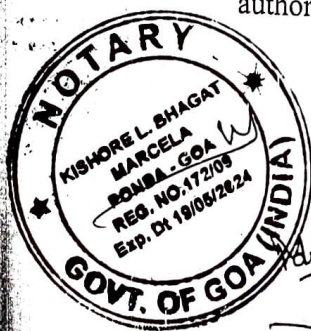
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admeasuring totall'y 93,330 sq. mts. or thereabouts and shaded dark green in the plans at Annexure "A" and "B" to the said Deed of Conveyance.

AND WHEREAS by a Deed of Conveyance executed on 6/03/1997, duly registered in the Office of the Sub-Registrar of Ponda, vide Registered No. 401 at pages 551 to 595, Book No. I, Vol. No. 322, on 17/4/1997, the said MR. EDGAR BONAPARTE FONSECA and his wife MRS. MYRTLE EDGAR FONSECA, transferred and conveyed unto MRS. MARIA FATIMA ALICE AFONSO BRANGANZA, (a) the undivided half right to all that piece and parcel of land from the said Property described in detail in THE SCHEDULE-II to the said Deed of Conveyance, as parcels F.1 to F.16 consisting of 41 sub-divided plots, admeasuring totally 15,513 sq. mts. or thereabouts and shaded brown in the plan Annexure "A" to the said Deed of Conveyance, inclusive of 1/12 undivided rights to all the roads and open spaces shown in the sub-division plans approved by the Competent authority.



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(b) undivided 1/12<sup>th</sup> right to that parcel of land from the said Property described in detail in THE SCHEDULE-II to the said Deed of Conveyance, as parcel G.1 consisting of 4 sub-divided plots, admeasuring totally 2,452 sq. mts. or thereabouts and shaded red in the plan Annexure "A" to the said Deed of Conveyance.

(c) undivided 1/12<sup>th</sup> right to that parcel of land from the said Property described in detail in THE SCHEDULE-II to the said Deed of Conveyance, as parcels H.1 to H.4, consisting of 4 agricultural plots, admeasuring totally 24,980 sq. mts. or thereabouts and shaded dark blue in the plans at Annexure "A" and "B" to the said Deed of Conveyance.

(d) undivided 1/10<sup>th</sup> right to all that piece and parcel of land from the said Property described in detail in THE SCHEDULE-II to the said Deed of Conveyance, as parcels J.1 and J.2, consisting of 2 agricultural/hilly plots, admeasuring totally 93,330 sq. mts. or thereabouts and shaded dark green in the plans at Annexure "A" and "B" to the said Deed of Conveyance.



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AND WHEREAS by virtue of the said two Deeds of Conveyance executed in March, 1997, the said MR. ANTONIO MARIANO J. PEGADO BRAGANZA and his wife MRS. MARIA FATIMA ALICE AFONSO BRANGANZA, became the absolute owners in possession and enjoyment and well seized and possessed the said entire portion of land designated as Parcels F. 1 to F.16, G. 1, H. 1 to H. 4 and J. 1 to J. 2, described hereinabove and the said two Deeds of Conveyance ( for the sake of brevity the said entire parcels of land is hereinafter referred to as " THE SAID PORTION OF LAND " ) and were entitled to sell, transfer or dispose of the said Portion of Land to any party whomsoever as per their discretion. **The said Portion of Land is surveyed under Survey No. 2 Sub-Division No. 1 of village Candola.**



AND WHEREAS The Vendors herein were entitled to subdivide the said Portion of land into Plots with amenities and facilities such as internal tar roads, open space and rain water drains.

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*(M. A. S. K.)*

*S. V. S.*  
*S. V. S.*

AND WHEREAS the Vendors herein sub-divided the said Property into various Plots for residential purposes by constructing a network of roads and water drains as per the plans for sub-division/development approved by the competent authorities.

AND WHEREAS the Dy. Collector, S.D.O. Ponda, vide his letter No. LRC/CONV/272/86 DTD. 27/03/1987 granted Sanad for the conversion of the land of the said Portion of Land for residential use.

AND WHEREAS P. W. D. vide Letter No. PWD/SDI/ WDXVIII/F.20/32/87-88 dated 21/05/1987 and Letter No. PWD/SDI/WDXVIII/ dtd. 10/6/1993 granted final N.O.C. for the sub-divided Plots Nos. 52 to 55, 119 to 228, 236 to 249 and 335 to 398 forming part of the said Portion of Land, surveyed under Survey No. 2/1 of village Candola.

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AND WHEREAS V. P. Betqui-Candola vide its letter No. VP/BC/93-94/SUB-DIV/FINAL N.O.C./501 dtd. 01/09/1993 has granted final N.O.C. for the subdivided Plots Nos. 52 to 55, 119 to 228, 236 to 249 and 335 to 398, forming part of the said Portion of Land, surveyed under Survey No. 2/1 of village Candola.

AND WHEREAS the said MR. ANTONIO MARIANO J. PEGADO BRAGANZA and his wife MRS. MARIA FATIMA ALICE AFONSO BRANGANZA, by a Deed of Sale executed on 24/04/2006, sold, conveyed and transferred to MRS. LAVITA SILVEIRA, the Vendor No. 1 herein, the said Plot No. 369 admeasuring 629.00 Sq. Mtrs. described in THE SCHEDULE (II) herein, thereby the said MRS. LAVITA SILVEIRA became the absolute owner in possession and enjoyment of the said Plot, who subsequently after having complied the prescribed procedures provided under the Land Revenue Code, got the said Plot mutated in her favour and accordingly her name appeared at Sr. No. 174, in the Occupant Column of the Form I and XIV of the Records

*Mutated*

*(Signature)*

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of Rights of Survey No. 2 Sub-Division No. 1 of village  
Candola, Ponda Taluka, Goa.

AND WHEREAS MRS. LAVITA SILVEIRA,  
Vendor No. 1 herein having married to MR. JOHN  
JUBY CELESTIN SILVEIRA, under the regime of  
Communion of Assets in force in Goa and thus being  
moiety holder, the Vendor No. 2 herein became entitled to  
half undivided share, rights, title and interest in the said  
Plot and thus both the Vendors are entitled to the said Plot  
in equal proportion and well seized and possessed of and  
entitled to sell the said Plot to any party whomsoever,  
without any claim or objection from any third party. The  
said PLOT is the distinct plot having independent  
boundary marks, which Plot is more particularly described  
in the SCHEDULE (II) to the said Deed of Sale shown on  
the plan annexed thereto and for better clarity delineated  
on the plan thereof and marked thereon with red colour  
boundary lines and hereinafter called "THE SAID PLOT".

*M. A. A. A.*

*(M. A. A. A.)*

*Silveira  
Bibero*



AND WHEREAS solely relying upon the representations and declarations made by the said Erstwhile Owners in the said DEED OF SALE dtd. 24/04/2006 and believing the above representations as true and declaration as trustworthy, the Vendor No. 1 herein under the said DEED OF SALE dated 24/04/2006, purchased THE SAID PLOT from the said Erstwhile Owners by making payment of total amount of the consideration of Rs. 2,83,050/- agreed upon and thus by virtue of the said DEEDS OF SALE dtd. 24/04/2006, the Vendor No. 1 herein became the absolute owner in possession and enjoyment of THE SAID PLOT hereinafter referred to "THE SAID PLOT".



AND WHEREAS the possession of THE SAID PLOT was handedover to the Vendor No. 1 herein by the said Erstwhile Owners, on execution of the said DEED OF SALE dated 24/04/2006.



AND WHEREAS the Vendor No. 2 having married to the Vendor No. 1 under the regime of Communion of

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*Sibira*

Assets in force in Goa and Vendor No. 2 being moiety holder is entitled to half undivided share, rights, title and interest in THE SAID PLOT and therefore joined to the present Deed of Sale as Vendor No. 2 in order to confirm, perfect and validate the title of the Purchasers herein in the Plot of land hereby sold unto them for all legal purposes.

AND WHEREAS THE SAID PLOT is located in the settlement zone, converted for residential purpose, it is a developed plot and approved by the Public Works Department Ponda, Goa, and V. P. Betqui-Candola and therefore the N.O.C. of the Town and Country Planning Department is not required in terms of Order No. 21/1/TCP/2018/605 dtd. 28/03/2018 of the T.C.P. Panaji, Goa.

AND WHEREAS the Purchasers herein have approached the Vendors and entirely relying on the representation of the Vendors that they are the exclusive Owners in possession and enjoyment of THE SAID PLOT, requested them to sell, transfer, convey and assign

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to them all that THE PLOT NO. 369 admeasuring 629.00 Sq. Metres in area, forming part of the said Portion of Land and of the said entire Property, which Plot is more particularly described in the SCHEDULE-(II) hereunder written, shown on the plan annexed hereto and for better clarity delineated on the plan thereof and marked thereon with red colour boundary lines and hereinafter called "THE SAID PLOT".

AND WHEREAS The Vendors herein are fully entitled to sell, convey, grant, transfer, assign and assure all their rights, title and interest in THE SAID PLOT to any person or persons whomsoever at their discretion, without any claim or objection from anybody.

AND WHEREAS THE TITLE OF THE SAID PLOT is clear, legal, unencumbered, marketable and subsisting. The Vendors have represented that they are entitled to sell and/or transfer THE SAID PLOT to the Purchasers herein.

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AND WHEREAS the Purchasers have inspected all the documents of title of the said Vendors and are fully satisfied about the legality and validity of the said documents and subsisting and marketable title of the Vendors to THE SAID PLOT and convinced about the clarity of the title and have no further queries or requisition in respect of the same.

AND WHEREAS the Vendors herein who are thus the absolute owners in possession and enjoyment of "THE SAID PLOT" under an Oral Agreement entered into by and between the Vendors and the Purchasers herein in the month of November, 2018, have now agreed to sell to the Purchasers herein "THE SAID PLOT" free from all encumbrances, charges and liens whatsoever, which is fully described in THE SCHEDULE - (II) hereinafter written at or for total consideration of **Rs. 40,88,500/- (Rupees Forty Lakhs Eighty Eight Thousand Five Hundred only)** calculated at the rate of Rs. 6500/- per Square Metre, which also represents the present market value of "THE SAID PLOT" hereby sold to the


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Purchasers. THE SAID PLOT being an independent and separate unit shall be always held, enjoyed and possessed by the Purchasers, who shall be absolutely and exclusively entitled to deal with and transact the same in the manner deemed proper by the Purchasers. "THE SAID PLOT" shall constitute a free hold and absolute property of the Purchasers, which may be sold, gifted, mortgaged or otherwise transferred or in any way alienated by the Purchasers, at their sole and absolute discretion without interference by any other person.



**AND WHEREAS** the Vendors execute the present deed to transfer the right, title, interest and possession in THE SAID PLOT unto the PURCHASERS.



NOW, THEREFORE, THIS DEED WITNESSES AS UNDER:

(1) That in pursuance of the said Oral agreement and in consideration of the sum of Rs. 40,88,500/- ( Rupees Forty Lakhs Eighty Eight Thousand Five Hundred only ) already paid by the Purchaser to the Vendors before

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the execution of these presents, ( the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof forever release and discharge the Purchaser ), THEY, the Vendors as the absolute and exclusive owners of **THE SAID PLOT NO. 369, admeasuring 629.00 Square Metres** do hereby grant, sell, convey, assure, release, transfer and assign by way of sale UNTO the Purchasers, the ownership rights, title, interest, domain and possession of all that **THE SAID PLOT NO. 369, admeasuring 629.00 Square Metres** forming part of the piece and parcel of land surveyed under Survey No. 2, Sub-Division No. 1 of **village Candola**, situated at Candola, Ponda Taluka, Goa, more particularly described in THE SCHEDULE (II) hereunder written, of the said whole Property known as "DULAY" or "DEULAE" or "DEULAY", shown in the survey records as "DEVLA BHAT", situated in Candola Village of Ponda, Taluka, South Goa District ( earlier North Goa District ) of the State of Goa, within the jurisdiction of Candola - Betqui Village Panchayat, Registration Sub-District of Ponda, of the State of Goa, which is surveyed in the Revenue Survey of Candola



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under Survey Nos. 2/1 and 39/0, admeasuring totally 41.7760 Hectares described in the Land Registration Office of Ilhas, under No. 1153 at page 24 overleaf of the Book B.14 (old) and enrolled in the Land Revenue Office of Ponda, under Matriz No. 45 of Candola, more particularly described in THE SCHEDULE (I) hereunder written, which **Plot No. 369** is now disannexed from the said entire property and forms a distinct and separate plot having independent boundary marks, which is shown on the plan and for better clearness being delineated on the plan annexed hereto and thereon shown surrounded by red colour boundary lines and THE SAID PLOT is more particularly described in the SCHEDULE (II) hereunder written and hereinafter referred to as "THE SAID PLOT, together with the trees, plants, shrubs, ways, paths, whatsoever, standing thereon and further all and singular lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever thereof or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof



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and to belong or be appurtenant thereto and also together with all the deeds, documents, writings, vouchers and other evidence of title relating to the said Property, or the said Portion of Land or any part thereof and undivided rights in ALL THE ESTATE , right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors into or out of or upon the said land hereditament and premises or any part thereof TO HAVE AND TO HOLD all and singular the said land hereditament and premises hereby granted, conveyed, transferred and assured or intended or expressed so to be with all their rights, members and appurtenances, ( all of which are hereinafter called " THE SAID PREMISES" ) unto and to the use and benefit of the Purchaser, absolutely, forever, together with title deeds, writings and other evidence of title as ordinarily pass on such sale SUBJECT to the payment of the rents, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Village Panchayat or any other local or public body or authority in respect thereof.



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(2) AND the Vendors as to their undivided shares, rights, title or interest into and upon the said premises do hereby for themselves and their executors, administrators, covenant with the Purchasers as under :-

(a) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for them, had done, committed, omitted or knowingly or willingly suffered to the contrary, THEY the Vendors now have in themselves good rights, title, full power and absolute authority to grant, convey, transfer and assure THE SAID PLOT and the said premises hereby conveyed, transferred and assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid.

(b) AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy undivided rights and shares in THE SAID PLOT



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hereby conveyed, transferred and assured in respect with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or by any persons lawfully or equitably claiming or to claim by from under in trust for them.

(c) AND THAT free and clear and freely and clearly and absolutely, acquitted, exonerated, released and forever discharged or otherwise by the Vendors and well sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from or in trust for them.

(d) AND FURTHERMORE THAT, they the Vendors and all persons having or lawfully or equitably claiming



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any estate, right, title or interest at law or in equity in THE SAID PLOT and the said premises hereby granted, conveyed, transferred and assured or any part thereof, by, from, under or in trust for the Vendors or their heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring THE SAID PLOT and the said premises undivided rights and shares and every part thereof hereby granted, transferred and assured unto and to the use of the Purchasers, their successors or assigns or their counsel-in-law in the manner aforesaid.

(e) AND the Vendors do hereby covenant with the Purchasers that, THEY the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying THE SAID PLOT

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in the manner aforesaid or whereby the same or any part thereof, are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever. The Vendors' title to THE SAID PLOT is subsisting and the Vendors have absolute and full power to sell the same.

AND THIS INDENTURE FURTHER WITNESSETH THAT:

(f) The Vendors do hereby covenant with the Purchasers that THE SAID PLOT hereby sold is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever nor are there any rights of tenancy and/or mundcarship in favour of any person whomsoever in respect of THE SAID PLOT and that if for any defect in the title of the Vendors, the Purchaser is deprived of the whole or any part of THE SAID PLOT, the Vendors shall compensate the Purchasers and/or their successors-in-interest.

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(g) That the Vendors do hereby give their no objection to the Purchasers for carrying out the mutation in respect of THE SAID PLOT in the respective survey records pursuant to the present sale in favour of the Purchasers.

(3) The market value of THE SAID PLOT hereby conveyed is Rs. 40,88,500/- ( Rupees Forty Lakhs Eighty Eight Thousand Five Hundred only ) and the Stamp Duty of Rs. 1,22,655/- ( Rupees One Lakh Twenty Two Thousand Six Hundred Fifty Five only ) is paid herein and which is borne and paid by The Purchasers.

SCHEDULE – (I) HEREINABOVE REFERRED TO  
(DESCRIPTION OF THE WHOLE PROPERTY)

ALL THAT Property known as “DULAY” or “DEULAE” or “DEULAY”, shown in the survey records as “DEVLA BHAT:; situated in Candola Village of Ponda, Taluka, South Goa District ( earlier North Goa

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District ) of the State of Goa, within the jurisdiction of Candola - Betqui Village Panchayat, Registration Sub-District of Ponda, of the State of Goa. It is surveyed in the Revenue Survey of Candola under Survey Nos. 2/1 and 39/0, admeasuring totallly 41.7760 Hectares described in the Land Registration Office of Ilhas, under No. 1153 at page 24 overleaf of the Book B 14 (old) and enrolled in the Land Revenue Office of Ponda, under Matriz No. 45 of Candola. It is bounded at present on or towards the East by Candola Communidade pathway (painn) public road and properties under Survey Nos. 40/1, 40/2, 40/28, 2/2, 42/28, 42/24, 42/25, 1/1, 1/4 to 1/15, 1/17 and 1/18 of Candola Village; on or towards the South by the properties under Survey Nos. 41, 40/1, part of 39/0 conveyed to Surya P. Sawant, 40/2, public road and Candola Communidade pathway (painn); on or towards the West by the said Candola Communidade pathway (painn) and the properties under Survey No. 9 and Survey No. 10 of Candola, and; on or towards the North by the property under Survey No. 11 of Candola and Candola Communidade pathway.

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SCHEDULE (II) HEREINABOVE REFERRED TO  
(Description of the said Plot no. 369 hereby sold to the  
Purchasers)

ALL THAT PLOT OF LAND designated as **PLOT**  
**NO. 369** having an area of **629.00 sq. mts.** (six hundred  
twenty nine square metres) of the property described in  
THE SCHEDULE (I) hereinabove, situated within the  
limits of Village Panchayat Betki-Candola, Taluka Ponda,  
District of South Goa ( earlier North Goa ), State of Goa.  
The said entire property in which the said Plot No. 369 is  
located is surveyed under **Survey No. 2, Sub-Division No.**  
**1** of village Candola, situated at Candola, Ponda Taluka,  
Goa. The said Plot **No. 369** is hereinafter for the sake of  
brevity is referred to as "THE SAID PLOT" and bounded  
as under :-

*M. A. L. B. S.*

*M. A. L. S.*

*Salvador*  
*Gilbert*



ON THE NORTH :	By Plot No. 370 of the same sub division;
ON THE SOUTH :	By 8.00 Metres wide road;
ON THE WEST :	By 8.00 Metres wide road;
ON THE EAST :	By Plot No. 398 of the same sub division;

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR HANDS THE DAY, MONTH AND YEAR FIRST HEREIN ABOVE MENTIONED IN THE PRESENCE OF THE WITNESSES WHO ALSO SIGN UNDER:

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*Gibira*



SIGNED SEALED AND DELIVERED

By the withinnamed "THE VENDORS"

(1) MRS. LAVITA @ LEVITA SILVEIRA :



*Silveira*

Signature & Photograph

Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:

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*Silveira*



EXECUTED IN THE PRESENCE OF:

Particulars of the Witness	Signature
1. Mrs. Sukhada Sanjiv Phadte, wife of Shri Sanjiv Sadanand Phadte , aged 44 years, married, service, Indian National, R/o House 149/1, Gaonkarwada, Betki, P. O. Marcela, (403 107), Ponda Taluka, Goa.	<i>Phadte</i>
2. Shri Sanjiv Sadanand Phadte, son of late Sadanand Kashinath Phadte, aged 51 years, business, Indian National, R/o House No. 149/1, Gaonkarwada, Betki, P. O. Marcela, (403 107), Ponda Taluka, Goa.	<i>Phadte</i>

REGISTRAR OF



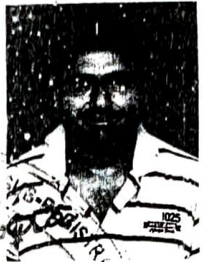
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*Silveira*

(2) MR. JOHN JUBY CELESTIN SILVEIRA :



*Silveira*

Signature & Photograph



Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:

REGISTRAR OF POLICE  
PONDICHERRY

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(INDIA)

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*Silveira*  
*Gibeira*



SIGNED SEALED AND DELIVERED BY THE  
WITHIN NAMED "THE PURCHASERS" (1) M/S OMKAR  
BUILDER & DEVELOPER, (Represented herein by its Sole  
Proprietors

(1) MRS. MANSI MAHESH TALEKAR:



*Mahesh Talekar*

Photograph & Signature

Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:



*Mahesh Talekar*

*(Signature)*

*Silwag  
Bibera*

(2) MR. MAHESH PANDURANG TALEKAR alias  
MAHESH TALEKAR,



*(Handwritten signature: Mahesh)*

Photograph & Signature

Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:

*(Handwritten signature: Mahesh)*

*(Handwritten signature: Silveira Gibeira)*



SUBDIVISION PLAN OF THE PROPERTY UNDER S.N.B. 271 (part) PHASE IV AT CANAL MARGE, PUNE TALUKA, COA

SCALE 1:1,000



AREA STATEMENT

1. TOTAL AREA OF THE PROPERTY	3,81,075 sq. m.
2. DEDUCT AREA NOT TO BE DEVELOPED:	
a) Area under Hill and Water	21,700 sq. m.
b) Area under Hill and Water	1,200 sq. m.
c) Area under Hill and Water	1,200 sq. m.
d) Area under Hill and Water	1,200 sq. m.
3. NET AREA TO BE DEVELOPED	3,57,175 sq. m.
4. AREA UNDER SUBDIVIDED PLOTS:	
a) Area 1	18,000 sq. m.
b) Area 2	18,000 sq. m.
c) Area 3	18,000 sq. m.
d) Area 4	18,000 sq. m.
5. AREA UNDER OPEN SPACES	18,000 sq. m.
6. AREA UNDER ROADS	18,000 sq. m.
GRAND TOTAL	3,57,175 sq. m.

1. TOTAL AREA OF THE PROPERTY 3,81,075 sq. m.  
2. DEDUCT AREA NOT TO BE DEVELOPED:  
    a) Area under Hill and Water 21,700 sq. m.  
    b) Area under Hill and Water 1,200 sq. m.  
    c) Area under Hill and Water 1,200 sq. m.  
    d) Area under Hill and Water 1,200 sq. m.  
3. NET AREA TO BE DEVELOPED 3,57,175 sq. m.  
4. AREA UNDER SUBDIVIDED PLOTS:  
    a) Area 1 18,000 sq. m.  
    b) Area 2 18,000 sq. m.  
    c) Area 3 18,000 sq. m.  
    d) Area 4 18,000 sq. m.  
5. AREA UNDER OPEN SPACES 18,000 sq. m.  
6. AREA UNDER ROADS 18,000 sq. m.  
GRAND TOTAL 3,57,175 sq. m.

*M. A. Kulkarni*

*(M. A. Kulkarni)*

*Subversy  
Gubera*





PHASE IV AT C NDOLA VILLAGE, PONDIA TALUKA, COA

SCALE 1/500

REGISTRATION

Plot No 59

Area 629

Wolax

OPEN SPACE  
27,317 m<sup>2</sup>

AREA STATEMENT

1 TOTAL AREA OF THE PROPERTY	1,60,073 m <sup>2</sup>
2 DEDUCT AREA NOT TO BE DEVELOPED	20,000 m <sup>2</sup>
3 AREA AVAILABLE FOR DEVELOPMENT	1,40,073 m <sup>2</sup>
4 AREA UNDER OPEN SPACES	27,317 m <sup>2</sup>
5 AREA UNDER ROADS	18,120 m <sup>2</sup>
6 AREA UNDER OTHER OPEN SPACES	18,000 m <sup>2</sup>
7 AREA UNDER BUILDINGS	47,636 m <sup>2</sup>
8 AREA UNDER OTHER DEVELOPMENTS	15,020 m <sup>2</sup>
9 GRAND TOTAL	2,31,755 m <sup>2</sup>

NOTE:  
1. The area of the property is 1,60,073 m<sup>2</sup>.  
2. The area not to be developed is 20,000 m<sup>2</sup>.  
3. The area available for development is 1,40,073 m<sup>2</sup>.  
4. The area under open spaces is 27,317 m<sup>2</sup>.  
5. The area under roads is 18,120 m<sup>2</sup>.  
6. The area under other open spaces is 18,000 m<sup>2</sup>.  
7. The area under buildings is 47,636 m<sup>2</sup>.  
8. The area under other developments is 15,020 m<sup>2</sup>.  
9. The grand total is 2,31,755 m<sup>2</sup>.

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Bibera



# Government of Goa

## Document Registration Summary 2

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

Print Date & Time : - 08-Feb-2019 05:02:21 pm

Document Serial Number :- 2019-PON-114




Presented at 04:02:35 pm on 08-Feb-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	122700
2	Registration Fee	81770
3	Mutation Fees	1000
4	Processing Fee	640
Total		206110









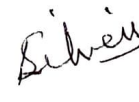


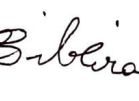
Stamp Duty Required :122700

Stamp Duty Paid : 122700

### Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mansi Mahesh Talekar, S/o - D/o Baburao Y Rane Age: 28, Marital Status: Married, Gender:Female, Occupation: Self Employed, Address1 - H No 820, flat no sf2, laxminarayan krupa bldg, ganesh nagar candola, Goa 403107, Address2 - , PAN No.: <input type="text"/>			


### Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mansi Mahesh Talekar, S/o - D/o Baburao Y Rane Age: 28, Marital Status: Married, Gender:Female, Occupation: Self Employed, Address1 - H No 820, flat no sf2, laxminarayan krupa bldg, ganesh nagar candola, Goa 403107, Address2 - , PAN No.: <input type="text"/>			
2	Mahesh Pandurang Talekar Alias Mahesh Talekar, S/o - D/o Pandurang J Talekar Age: 35, Marital Status: Married, Gender:Male, Occupation: Self Employed, Address1 - H no 820, flat no sf2, laxminarayan krupa Bldg, ganesh nagar, candoia, Goa 403107, Address2 - , PAN No.: <input type="text"/>			
3	Lavita Alias Levita Silveira, S/o - D/o Baltazar Andrade Age: 45, Marital Status: Married, Gender:Female, Occupation: Housewife, Address1 - House no 1375, Tonca, near Ferry Boat, Santo Estevam, Tiswadi Taluka, North Goa 403106, Address2 - PAN No.: <input type="text"/>			
4	John Juby Celestin Silveira, S/o - D/o Jose Caitano Silveira Age: 49, Marital Status: Married, Gender:Male, Occupation: Service, Address1 - H no 1375, tonca, near ferry boat, santo estevam, Tiswadi taluka, North Goa 403106, Address2 -			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sanjiv Sadanand Phate, 51, 1968-01-04, 9588437004, , Service, Marital status: Married 403107, House No. 149/1 Gaonkarwada Betki P. O. Marcela Ponda Taluka Goa., House No. 149/1 Gaonkarwada Betki P. O. Marcela Ponda Taluka Goa. Betqui, Ponda, SouthGoa, Goa			
2	Sukhada Sanjiv Phadte, 44, 1974-08-22, 9373790915, , Service, Marital status: Married 403107, House No. 149/1 Gaonkarwada Betki P. O. Marcela Ponda Taluka Goa., House No. 149/1 Gaonkarwada Betki P. O. Marcela Ponda Taluka Goa. Betqui, Ponda, SouthGoa, Goa			

  
Sub Registrar  
**GOA - REGISTRAR**  
PONDA





Document Serial No:-2019-PON-114


Book :- 1 Document  
Registration Number :- **PON-1-107-2019**  
Date : 08-Feb-2019

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

**FOR REGISTRAR**  
**PONDA**



CERTIFIED TO BE  
TRUE AND EXACT COPY OF THE  
ORIGINAL / CHECKED  
WITH THE ORIGINAL  
REG NO. 3718/2020  
DATE 9/12/2020

  
KISHORE L. BHAGAT  
NOTARY AT MARCELA, PONDA  
STATE OF GOA - INDIA