

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 19-Jun-2019 15:30:06

Date of Receipt: 19-Jun-2019

Receipt No : 2019-20/2/914

Serial No. of the Document : 2019-MGO-1543

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

Received the following amounts from **Yeshwant D Mandrekar** for Registration of above Document in Book-1 for the year 2019

Registration Fee	630000	E-Challan	• Challan Number : 201900719334 • CIN Number : CPS8570828	630000
Processing Fee	450	E-Challan	• Challan Number : 201900719334 • CIN Number : CPS8570828	450
Total Paid	630450 (Rupees Six Lakh Thirty Thousands Four Hundred And Fifty 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 OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized : *Y. D. Mandrekar*

[Signature]

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 **19-Jun-2019**

Signature of the person receiving the Document

Signature of the Presenter

[Signature]

Signature of the Sub-Registrar

(Rupees Eight Lakhs Ten Thousand Only)

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SIMPSON BENEFIT CO-OP, HSG SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 002
D-5/STP(V)/C.R./35/3/2011-RO

भारत 27170 NON JUDICIAL
196424 JUN 18 2019
16:08
R.0810000/- PB7123
INDIA STAMP DUTY GOA



CITIZEN CREDIT CO-OPERATIVE BANK LTD.

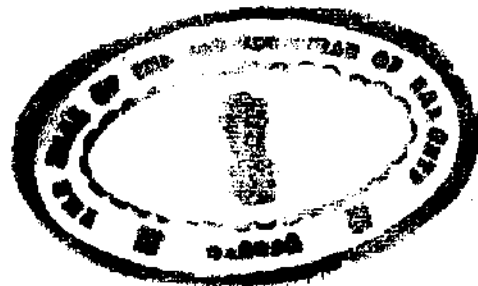
Handwritten signature
Authorized Signatory

Name of Purchaser... Cityscape Developers

1543

CITYSCAPE DEVELOPERS

DCS



DEED OF SALE

Handwritten signature

Mrs. Margaret A. S. L. Ferdis

Handwritten signature

Mr. Rodney P. Ferdis

DCS

Mr. Damodar C. Karapurkar

Handwritten signature

Mrs. Lalita V. Borges

Handwritten signature

Mr. Alwyn Paul Dsilva

THIS **DEED OF SALE** is made in this city of Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 19th day of June, 2019 (19/06/2019) **BY AND BETWEEN:**


1. **MRS. MARGARET ADELIDE SUSILA BORGES** alias **MARGARET ADELAIDE SUSHILA LEEDA FERDIS** alias **LEEDA PAUL FERDIS** alias **LEEDA PAUL FERDES**, daughter of late Shri. Vincente Jose da Piedade Borges de Sa alias Vincente Jose Borges and wife of Mr. Rodney Paul Ferdis, aged 60 years, occupation service, holding Income Tax Card bearing PAN Card no. **XXXXXXXXXX** not holding Aadhaar Card, Indian origin now holding New Zealand Nationality, Overseas Citizen of India holding OCI Card bearing No. **XXXXXXX** married and her husband;

2. **MR. RODNEY PAUL FERDIS**, son of Mr. John Peter Ferdis, aged 62 years, Occupation service, holding Income Tax Card bearing PAN **XXXXXXXXXX**, not holding Aadhaar Card. Indian origin now holding New Zealand Nationality, Overseas Citizen of India holding OCI Card bearing No. **XXXXXXXXXX** both residents of 57 D, Bolton Street, Blockhouse Bay, Auckland, 0600, New Zealand, and together hereinafter referred to as the **VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **ONE PART**.

AND


Mrs. Margaret A. S. L. Ferdis


Mr. Rodney P. Ferdis


Mr. Damodar C. Karapurkar


Mrs. Lalita V. Borges

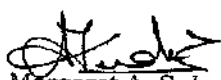

Mr. Alwyn Paul Dsilva


CITYSCAPE DEVELOPERS, a proprietary concern, carrying on its business at 6, Sunglow, CD Countryside, Near PWD water supply Dept. Murida, Fatorda, through its proprietor **Shri. DAMODAR CHANDRAKANT KARAPURKAR**, s/o Shri. Chandrakant Karapurkar, aged 53 years, occupation businessman, married, r/o Fatorda, Margao-Goa, holding Income Tax Card bearing PAN **XXXXXXXXXX** holding Aadhaar Card bearing Enrolment No. **XXXXXXXXXXXXXX** Contact No. **XXXXXXXXXX**, resident of Fatorda, Margao, Goa, Indian National, and hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, executors, administrators and assigns) of the **SECOND PART**.


AND

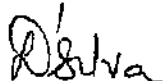
1. **MRS. LALITA VINCENT BORGES** alias **LALITA ALWYN DSILVA**, daughter of late Shri. Vincente Jose da Piedade Borges de Sa alias Vincente Jose Borges and wife of Mr. Alwyn Paul Dsilva, aged 57 years, occupation service, holding Income Tax Card bearing PAN Card no. **XXXXXXXXXX** holding Aadhaar Card bearing No. **XXXXXXXXXXXXXX** Indian National, Mobile no. **XXXXXXXXXX**, married and her husband;


2. **MR. ALWYN PAUL DSILVA** alias **ALWYN PAUL DSILVA** alias **ALWYN PAUL D'SILVA**, son of late Mr. Agnelo Alex Dsilva, aged 64 years, Occupation service, holding Income Tax Card bearing PAN **XXXXXXXXXX** holding Aadhaar Card bearing No. **XXXXXXXXXXXXXX** Indian National, Mobile no. **XXXXXXXXXX**, both residents of House No. 6,


Mrs. Margaret A. S. L. Ferdis


Mr. Rodney P. Ferdis


Mr. Damodar C. Karapurkar


Mrs. Lalita V. Borges

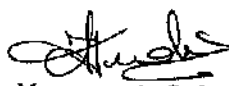

Mr. Alwyn Paul Dsilva

Edvin Co-operative Housing Society Ltd., Block A, 2nd floor, 189 Perry Road, Junction Perry Road and St. Pauls Road, Bandra West, Mumbai Maharashtra 400050, Indian National, and hereinafter referred to as the **"CONSENTING PARTY"** (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assigns) of the **THIRD PART.**


WHEREAS there exists landed property without any special name admeasuring 818.00 Sq. meters, forming an independent and separate unit in itself surveyed under Chalta No. 6 of P. T. Sheet No. 56 of City Survey of Margao, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, which property erstwhile consisted of two plots identified as Plot No. 35 and Plot No. 45 then forming part of the bigger property known as "Gangaly" described in the Land Registration Office of Salcete under No. 435 of New Series and enrolled in the Taluka Revenue Office under Matriz No. 019.

The property under Chalta No. 6 of P. T. Sheet No. 56 of City Survey of Margao is better described in the SCHEDULE A hereunder written and is hereinafter referred to as **"SAID PROPERTY"**.

AND WHEREAS the SAID PROPERTY as then forming two plots (Plot No. 35 and Plot No. 45) was purchased by Mr. Vicente Jose da Piedade Borges de Sa alias Vincent Borges, from its erstwhile owners Messer's Constructors & Traders, vide Deed of Sale dated 25/08/1975, duly


Mrs. Margaret A. S. L. Ferdis


Mr. Rodney P. Ferdis


Mr. Damodar C. Karapurkar


Mrs. Lalita V. Borges


Mr. Alwyn Paul Dsilva

registered in the office of the Sub-Registrar, Salcete under Reg. No. 1010 at pages 110 to 114 of Book No. 1, Vol. No. 147 dated 18/09/1975 and upon such purchase partitioned the said two plots from the said Bigger Property "Cupangaly" and the said two plots were recorded as single property bearing Chalta No. 6 of P. T. Sheet No. 56 of Margao City Survey.

AND WHEREAS said Mr. Vicente Jose da Piedade Borges de Sa alias Vincent Borges was also known by other names as Vincent Jose da Piedade Borges or Vincent Amral Borges or Vincent P. Borges and was married under the regime of communions of assets to Mrs. Martha Maria Carolina Borges alias Martha Maria Carolina Pereira alias Martha M. C. Borges.


AND WHEREAS said Mr. Vicente Jose da Piedade Borges de Sa and his wife Mrs. Martha Maria Carolina Borges expired on 28/06/2005 and 22/01/2013 leaving behind the VENDORS and the CONSENTING PARTY as their sole and universal heirs as is declared vide Deed of Succession dated 25/11/2015, recorded in the office of the Ex-officio Notary Public, Cancona under at pages 43 to 45 Rev of the Notarial Book for Deeds No. 49, consequently the SAID PROPERTY was jointly owned and possessed by the VENDORS and the CONSENTING PARTY herein.

AND WHEREAS in order to partition the assets left behind by Mr. Vicente Jose da Piedade Borges de Sa and his wife Mrs. Martha Maria Carolina Borges, an Inventory Proceeding being Reg. Inventory proceeding No. 152/2019/C was instituted before Civil Judge, Junior


Mrs. Margaret A. S. L. Ferdis


Mr. Rodney P. Ferdis


Mr. Damodar C. Karapurkar


Mrs. Lalita V. Borges


Mr. Alwyn Paul Dsilva


Division, Margao, wherein the SAID PROPERTY was listed under Item No. 1 of the List of Assets thereof and vide Decree dated 11/06/2019, the Said Property came to be allotted to the VENDORS herein while the property listed under Item No. 2 came to be allotted to the CONSENTING PARTY herein.

AND WHEREAS in pursuance to the aforesaid decree, the VENDORS and the CONSENTING PARTY have taken physical possession of the respective properties allotted to them and in pursuance thereto the VENDORS are in physical possession of the of the SAID PROPERTY and the CONSENTING PARTY acknowledges the same.


AND WHEREAS the VENDORS being the absolute and lawful owners in possession of SAID PROPERTY wish to sell the SAID PROPERTY and have identified the PURCHASER and declared and covenanted unto the PURCHASER as follows: -



- a) That they are the absolute owners in peaceful and unobstructed possession of the SAID PROPERTY and are in lawful occupation and enjoyment of the same;
- b) That they have absolute right and authority under the law to dispose and/or sell the SAID PROPERTY and/or deal with it in any manner whatsoever and no permission or consent of any person or authority is required;
- c) That they have clean, clear, subsisting and marketable title to the SAID PROPERTY;


Mrs. Margaret A. S. L. Ferdis


Mr. Rodney P. Ferdis


Mr. Damodar C. Karapurkar


Mrs. Lalita V. Borges


Mr. Alwyn Paul Dsilva


- d) That there is no legal bar or impediment for sale of the SAID PROPERTY and that the SAID PROPERTY is free from encumbrances, liens and/or charges;
- e) That no notices from the Central or State Governments or any local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition / Requisition had / has been received by and / or served upon them regarding the SAID PROPERTY;
- f) That the SAID PROPERTY or any part thereof is neither the subject matter of any attachment nor of any certificate nor other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and / or Regulation and / or under any subsisting Order, Judgment and / or Decree of any Court of Law.

That the SAID PROPERTY or any part thereof is not the subject matter of any civil suit, criminal complaints / case or any other action or proceeding in any court or forum.

- g) That there is / are no mundkar/s or tenant/s or agricultural tenant/s or any other type of encumbrance on the SAID PROPERTY and or on any part thereof.
- h) that there exists no way, public or private, passing through the SAID PROPERTY;
- i) That they have not agreed, committed or contracted or entered into any agreement for sale / construction / development / sale Deed or lease or any other Agreement


Mrs. Margaret A. S. L. Ferdis


Mr. Rodney P. Ferdis


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whether oral or in writing, with any third party or third parties in respect of the SAID PROPERTY;

- k) That they have not obtained any financial assistance from any bank or other financial institutions nor have created any charge and or encumbered the SAID PROPERTY or any part thereof, in any manner whatsoever.
- l) That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming violation of any of their co-ownership right or as having any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law or any other mode, in the SAID PROPERTY, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party, if any, in the SAID PROPERTY from the consideration paid herein;

Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PROPERTY unto and to the use of the PURCHASER;


Mrs. Margaret A. S. L. Ferdis


Mr. Rodney P. Ferdis


Mr. Damodar C. Karapurkar


Mrs. Lalita V. Borges


Mr. Alwyn Paul Dsilva

- n) That the SAID PROPERTY falls in settlement zone and does not fall in any zone prohibited for development;
- o) That they wish to sell the SAID PROPERTY for the total consideration of Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakhs Only).

AND WHEREAS considering the said offer of the VENDORS and relying on the representations and declarations made by the VENDORS and believing the same to be true and trustworthy, the PURCHASER has agreed to purchase the SAID PROPERTY for the aforesaid consideration of Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakhs Only), which is its fair market value.


AND WHEREAS though the CONSENTING PARTY has no right, possession, title, claim or interest of whatsoever nature in the SAID PROPERTY, yet to confirm that the VENDORS are already in physical possession of the SAID PROPERTY in pursuance to the Decree dated 11/06/2009 and that they have no objection for deletion of their names from the Survey Records of the Said Property, the CONSENTING PARTY joins in the present deed.

AND WHEREAS the VENDORS having now paid the entire consideration of Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakhs Only) in the manner detailed out herein later, the VENDORS execute the present deed thereby transferring the right, title, interest and possession of the SAID PROPERTY, unto the PURCHASER.


Mrs. Margaret A. S. L. Ferdis


Mr. Rodney P. Ferdis


Mr. Damodar C. Karapurkar


Mrs. Lalita V. Borges


Mr. Alwyn Paul Dsilva

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said understanding and in consideration of Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakhs Only) paid by the PURCHASER unto the VENDORS, at the request of the VENDORS, in the manner detailed in SCHEDULE B of this deed, the payment and receipt of the said total sum of Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakhs Only), they the VENDORS and each of them do hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof, they the VENDORS jointly and each of them individually, hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER, the SAID PROPERTY admeasuring 818.00 Sq. metres (Eight One Eight decimal Zero Zero) more particularly described in the Schedule A hereunder written and together with all things embedded in the Earth, all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PROPERTY and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into, out of or upon the SAID PROPERTY and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PROPERTY hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

2. The VENDORS have today at the time of execution of this deed delivered exclusive, vacant, lawful and peaceful possession of the "SAID




Mrs. Margaret A. S. L. Ferdis




Mr. Rodney P. Ferdis



Mr. Damodar C. Karapurkar



Mrs. Lalita V. Borges



Mr. Alwyn Paul Dsilva


PROPERTY" unto the PURCHASER and the PURCHASER shall henceforth be entitled to possess and use the same in the manner he wishes to.


3. The VENDORS hereby declare that they have absolute right and title to convey the SAID PROPERTY to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold and enjoy the SAID PROPERTY hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them and to use the same for any residential and or commercial purpose.

4. The VENDORS covenant with the PURCHASER that they and all persons claiming through or under them shall and will from time to time, at the request of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PROPERTY unto the PURCHASER and placing him in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, confirmation, addendum etc.

The VENDORS further convent that all the representations and declarations made by the VENDORS unto the PURCHASER and detailed out in the recital clause of this deed, be deemed to have been specifically incorporated herein for all legal purpose and not repeated to avoid repetition.


Mrs. Margaret A. S. L. Ferdis


Mr. Rodney P. Ferdis


Mr. Damodar C. Karapurkar


Mrs. Lalita V. Borges


Mr. Alwyn Paul Dsilva

5. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from selling the SAID PROPERTY in the manner aforesaid and hereinafter.


6. From today, the PURCHASER, become the absolute owner of the SAID PROPERTY and everything standing therein and thus, the VENDORS and the CONSENTING PARTY hereby authorize the PURCHASER to get transferred in his name the "SAID PROPERTY" and the VENDORS and CONSENTING PARTY specifically give No Objection for carrying out mutation, for deletion of their names from the survey records of Chalta No. 6 of P. T. Sheet No. 56 of Margao City and for inclusion of the name of the PURCHASER therein and hereby waives any notice that may be required to be addressed to them under any law in force.

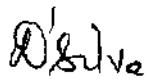
7. The parties hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/02/2011 RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they do not belong to the Schedule Castes or Schedule Tribes category.

8. The VENDORS declare and guarantee that the SAID PROPERTY is free from all encumbrances from all its side and the location and dimensions of the SAID PROPERTY as shown in the Plan annexed hereto completely tallies as to loco.


Mrs. Margaret A. S. L. Ferdis


Mr. Rodney P. Ferdis


Mr. Damodar C. Karapurkar


Mrs. Lalita V. Borges



Mr. Alwyn Paul Dsilva


9. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PROPERTY from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.


10. The VENDORS further declare that the transfer hereby effected is not in violation any provisions or rules under Foreign Exchange Management Act or those framed by Reserve Bank of India.

11. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the


Mrs. Margaret A. S. L. Ferdis


Mr. Rodney P. Ferdis


Mr. Damodar C. Karapurkar


Mrs. Lalita V. Borges


Mr. Alwyn Paul Dsilva

PURCHASER is subject to any loss, damage etc. in respect to the SAID PROPERTY hereby sold.

SCHEDULE A

[OF THE SAID PROPERTY HEREBY SOLD]

ALL THAT landed property without any special name, of quadrilateral shape, admeasuring 818.00 Sq. meters, forming an independent and separate unit in itself surveyed under Chalta No. 6 of P. T. Sheet No. 56 of City Survey of Margao, situated within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, which property erstwhile consisted of two plots identified as Plot No. 35 and Plot No. 45 then forming part of the bigger property known as "Cupangaly" described in the Land Registration Office of Salcete under No. 24355 of New Series and enrolled in the Taluka Revenue Office under Matriz No. 1019 and the Said Property is bounded as under:

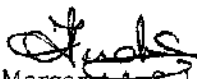
East : by property under Chalta No. 50 of P. T. Sheet No. 81;

West : by property under Chalta No. 14 of P. T. Sheet No. 56;


North : by Road; and

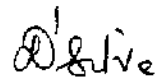
South : by property under Chalta No. 10 and 12 of P. T. Sheet No. 56.

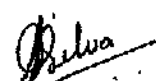
The SAID PROPERTY is better identified in the PLAN annexed hereto to this deed and the same forms integral part of this deed.


Mrs. Margaret A. S. L. Ferdis


Mr. Rodney P. Ferdis


Mr. Damodar C. Karapurkar



Mrs. Lalita V. Borges



Mr. Alwyn Paul Dsilva

SCHEDULE B
(PAYMENT SCHEDULE)

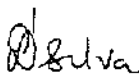
Paid to Vendor No.	Paid via RTGS on 19/06/2019	Amount (A)	TDS (B)
1.	UTR No. BKIDH19170265344 transferred from A/c No. [REDACTED] of the PURCHASER maintained with Bank of India, Fathorda Branch to the A/c No. [REDACTED] of the member no. 1 of the VENDORS maintained with State Bank of India, Bandra (W) Branch	Rs. 71,25,300/-	Rs. 2,059,200/- Paid Via Challan No. 08134 on 18/06/2019
2.	UTR No. BKIDH19170765825 transferred from A/c No. [REDACTED] of the PURCHASER maintained with Bank of India, Fathorda Branch to the A/c No. [REDACTED] of the member no. 2 of the VENDORS maintained with State Bank of India, Bandra (W) Branch	Rs. 71,25,300/-	Rs. 2,059,200/- Paid Via Challan No. 07408 on 18/06/2019

IN WITNESS WHEREOF, the parties hereto have signed this Deed of Sale on the day, month and the year first above mentioned and in the presence of the witnesses named later.


Mrs. Margaret A. S. L. Ferdis


Mr. Rodney P. Ferdis


Mr. Damodar C. Karapurkar


Mrs. Lalita V. Borges


Mr. Alwyn Paul Dsilva

IN WITNESS WHEREOF, the parties hereto have signed this Deed of Sale on the day, month and the year first above mentioned and in the presence of the witnesses named later.

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS:

MRS. MARGARET ADELAIDE SUSHILA LEEDA FERDIS

alias **LEEDA PAUL FERDIS** alias

MARGARET ADELIDE SUSILA BORGES

the member no. 1 of the Vendors

The party of the First Part

In the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF MRS. MARGARET ADELAIDE SUSHILA LEEDA FERDIS

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF MRS. MARGARET ADELAIDE SUSHILA LEEDA FERDIS

Mrs. Margaret A. S. L. Ferdis

Mr. Rodney P. Ferdis

Mr. Damodar C. Karapurkar

Mrs. Lalita V. Borges

Mr. Alwyn Paul Dsilva

MR. RODNEY PAUL FERDIS

the member no. 2 of the Vendors

The party of the First Part

In the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **MR. RODNEY PAUL FERDIS**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **MR. RODNEY PAUL FERDIS**

Mrs. Margaret A. S. L. Ferdís

Mr. Rodney P. Ferdís

Mr. Damodar C. Karapurkar

Mrs. Lalita V. Borges

Mr. Alwyn Paul Dsilva

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

Shri. DAMODAR CHANDRAKANT KARAPURKAR

The party of Second Part

In the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Shri. DAMODAR CHANDRAKANT KARAPURKAR

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Shri. DAMODAR CHANDRAKANT KARAPURKAR

Mrs. Margaret A. S. L. Ferdis

Mr. Rodrey P. Ferdis

Mr. Damodar C. Karapurkar

Mrs. Lalita V. Borges

Mr. Alwyn Paul Dsilva

**SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED
CONSENTING PARTY:**

MRS. LALITA VINCENT BORGES alias

LALITA ALWYN DSILVA

the member no. 1 of the Consenting Party






The party of the Third Part

In the presence of.....

DSilva






DS



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

**LEFT HAND FINGER PRINT IMPRESSION OF MRS. LALITA VINCENT
BORGES**



				
Thumb	Index finger	Middle finger	Ring finger	Little finger

**RIGHT HAND FINGER PRINT IMPRESSION OF MRS. LALITA VINCENT
BORGES**

Margaret A. S. L. Ferdis
Mrs. Margaret A. S. L. Ferdis

Rodney P. Ferdis
Mr. Rodney P. Ferdis

D C
Mr. Damodar C. Karapurkar

Lalita
Mrs. Lalita V. Borges

Alwyn Paul Dsilva
Mr. Alwyn Paul Dsilva

MR. ALWYN PAUL DSILVA alias **ALWYN PAUL D SILVA**

the member no. 2 of the Consenting Party

The party of the Third Part

In the presence of.....

DSilva



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **MR. ALWYN PAUL DSILVA**
alias **ALWYN PAUL D SILVA**



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **MR. ALWYN PAUL DSILVA** alias **ALWYN PAUL D SILVA**

DSilva

Mrs. Margaret A. S. L. Ferdis

DSilva

Mr. Rodney P. Ferdis

DSilva

Mr. Damodar C. Karapurkar


DSilva

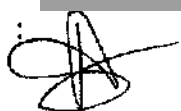
Mrs. Lalita V. Borges

DSilva


Mr. Alwyn Paul Dsilva


Witnesses:

1. Name : Mariano Miranda.
 Father's Name : Filipe Miranda.
 Age : 44
 Address : H. No. 97, Ambaji Fatoroda Margao Goa
 Aadhar card No. : [REDACTED]
 Signature : 

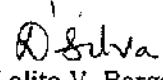
2. Name : Pritesh N. Sawal
 Father's Name : Narcisva Sawal
 Age : 37
 Address : H. No. 1184, Raia South Goa
 Aadhar card No. : [REDACTED]
 Signature : 




 Mrs. Margaret A. S. L. Ferdis


 Mr. Rodney P. Ferdis


 Mr. Damodar C. Karapurkar


 Mrs. Lalita V. Borges

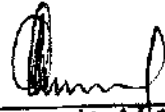

 Mr. Alwyn Paul Dsilva

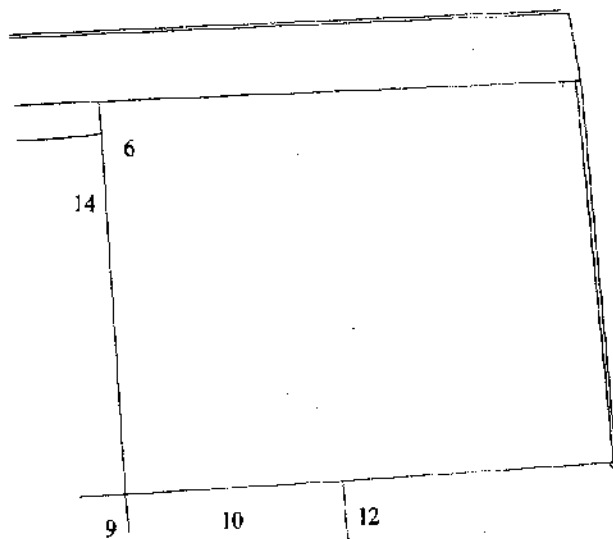
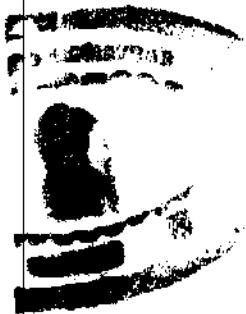
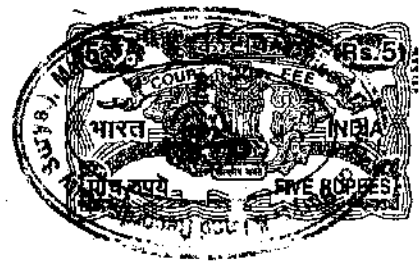


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA



Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T.Sheet No.56/ Chalta No.6
Scale : 1:500


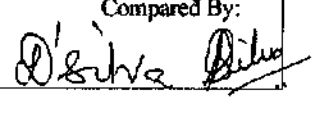

21/12/14
LS & LR



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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 19-Jun-2019 03:06:49 pm

Document Serial Number :- 2019-MGO-1543

Presented at 03:06:28 pm on 19-Jun-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	810000
2	Registration Fee	630000
3	Mutation Fees	1000
4	Processing Fee	450
Total		1441450

Stamp Duty Required :810000

Stamp Duty Paid : 810000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Yeshwant D Mandrekar ,S/o - D/o Late Dattaram Mandrekar Age: 59, Marital Status: ,Gender:Male,Occupation: Service, Address1 - Flat No: 506, Prudential Petunia, Gogol, Margao, Goa, Address2 - , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARGARET ADELIDE SUSILA BORGES Alias MARGARET ADELAIDE SUSHILA LEEDA FERDIS Alias LEEDA PAUL FERDIS Alias LEEDA PAUL FERDES ,S/o - D/o Vincente Jose Da Piedade Borges De Sa Alias Vincente Jose Borges Age: 61, Marital Status: Married ,Gender:Female,Occupation: Other, Address1 - 57 D Bolton Street Blockhouse Bay Auckland 0600 New Zeland, Address2 - , PAN No.: [REDACTED]			
2	RODNEY PAUL FERDIS ,S/o - D/o John Peter Ferdis Age: 62, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - 57 D Bolton Street Blockhouse Bay Auckland 0600 New Zeland, Address2 - , PAN [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	LALITA VINCENT BORGES Alias LALITA ALWYN DSILVA ,S/o - D/o Vincente Jose Da Piedade Borges De Sa Alias Vincente Jose Borges Age: 57, Marital Status: Married ,Gender:Female,Occupation: Other, Address1 - 6 Edwin Co operative Housing Society Ltd Block A 2nd floor 189 Perry Road Junction Perry Road and St. Pauls Road Bandra West Mumbai, Address2 - , PAN No. [REDACTED]			
4	ALWYN PAUL DSILVA Alias ALWYN PAUL D SILVA Alias ALWYN PAUL D SILVA ,S/o - D/o Agnelo Alex Dsilva Age: 64, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - 6 Edwin Co operative Housing Society Ltd Block A 2nd floor 189 Perry Road Junction Perry Road and St. Pauls Road Bandra West Mumbai, Address2 - , PAN No. [REDACTED]			
5	Yeshwant D Mandrekar ,S/o - D/o Late Dattaram Mandrekar Age: 59, Marital Status: ,Gender:Male,Occupation: Service, Address1 - Flat No. 506, Prudential Petunia, Gogol, Margao, Goa, Address2 - , PAN No.: [REDACTED]			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser, Consenting party.

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARIANO MIRANDA, 44 , [REDACTED] ,Other , Marital status : Married 403602 Margao, Salcete, SouthGoa, Goa			
2	PRITESH N. SINHA SAWAL, 37 , [REDACTED] ,Other , Marital status : Married 403720 Raia, Salcete, SouthGoa, Goa			

 Sub Registrar

REGISTRAR
- CUM -
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CLERK

Document Serial No:-2019 MGO-1543

Book :- 1 Document

Registration Number :- MGO-1-1501-2-19

Date : 19-Jun-2019



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

~~CIVIL REGISTRAR~~

- CUM -

~~SUB-REGISTRAR~~

SALCETE

