

NABH P. O. BANK L.  
Pondicherry Branch  
Office Manager

1823/2013



0083280



PON-1-1747-2023

Sham Mahadev Prabhusan - SAC

# DEED OF SALE


Witness -

Witness 2

SAC

THIS DEED OF SALE is made and entered in to on this 30<sup>th</sup> day of the month of October of the year 2023, (30/10/2023) at Ponda - Goa.

**B E T W E E N**



(1) **SHRI VISHNU S. PRABHUDESSAI**, son of Sunand Prabhudessai, major, married, age 77 years, retired, having Aadhar Card No. \_\_\_\_\_ and PAN Card No. \_\_\_\_\_ and his wife (2) **MRS. GIRIJA PRABHUDESSAI**, major, married, age 69 years, housewife, having Aadhar Card No. \_\_\_\_\_ and PAN Card No. \_\_\_\_\_ both Indian Nationals, residents of H. No. 88, Deulwada, Near Navdurga Temple, Borim, Ponda-Goa,, hereinafter called to the "**VENDORS**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include their heirs, legal representatives, administrators, executors and assigns) of the **FIRST PART**.

**A N D**

**SHRI SHAM MAHADEV PRABHUDESAI**, son of Mahadev Prabhudesai, major, married, age 64

*[Signature]*

*Girija V P Desai*

*[Signature]*

years, business, having Aadhar Card No.

and PAN Card No.

resident of H. No. 243/2, "SHIVAM", Maingal, Tarvale, Shiroda, Ponda, Goa, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, legal representatives, administrators, executors and assigns) of the

## SECOND PART.

Both the parties hereinabove are Indian Nationals.

**WHEREAS** there exists a property known as "TOLKA or TOLEBANDH" also known as "SAKAYLYA TOLYACHO BANDH" situated in village Borim of Ponda Taluka within the limits of village Panchayat of Borim, Taluka

*V. P. P.*

*W. P. P.*

*S. M.*

and Sub District of Ponda, District of North-Goa presently South-Goa, State of Goa, described in the land registration office of the judicial division under No. 17830 at pages 130 of book B47 (new) which is described under No. 513 on page 258 of Book B-7 old and survey No. 2/2 and 381/1 of village Borim and which property is more particularly described in the Schedule I herein below as also shown in the plan hereto annexed and hereinafter referred to as the "SAID PROPERTY".



**AND WHEREAS** Vendors had filed a Regular Civil Suit No. 22/2009/C against the Shri Shekhar Sunand Prabhudesai and seven others before the Court of the Civil Judge Junior Division "C" court at Ponda-Goa for partition of the said property.

*Ami*

*Ami V-12 DESAI*

*SM*

AND WHEREAS the parties in the said Suit have filed the consent terms before the Civil Judge Senior Division of Ponda dated 28.08.2012 thereby the Vendors were allotted Plot No. B admeasuring 925 sq. mtrs., from Survey No. 2/2, and Plot No. B-1 admeasuring 290.00 sq. mtrs., from Survey No. 381/1 exclusively by virtue of Consent Decree passed in the said Regular Civil Suit No. 22/2009/C dated 28/08/2012 by the Civil Judge Junior Division "C" Court, Ponda Goa.

AND WHEREAS the Purchaser who is interested in purchasing the said plot from the Vendors being Plot 'B' of an area of 925 sq. mtrs., from the Survey No. 2/2 of village Borim has requested the Vendors to execute the necessary deed of sale in his favour before the Sub Registrar Office of Ponda to which the

*[Signature]*

*WITNESSES*

*[Signature]*

Vendors have hereby agreed to the request of the Purchaser to sell the said Plot from the portion of the property described in Schedule-I allotted to the Vendors to the Purchaser for the total consideration of price of Rs. 27,75,000/- (Rupees Twenty Seven Lakhs Seventy Five Thousand only) being the same its market value free from any encumbrances.



NOW THEREFORE THIS DEED OF SALE

WITNESSETH AS UNDER:

1) That in pursuance of the said Agreement and in consideration of the sum of Rs. 27,75,000/- (Rupees Twenty Seven Lakhs Seventy Five Thousand only) which is fully paid to the Vendors, the receipt of which the VENDORS do hereby acknowledge having received the same, and they the VENDORS as absolute owners of the said Plot no. 'B'

*Ham-*

*Witnessed by*

*Son*

✓ Done

WILSON v. D. DESS;

Sine

2) The VENDORS hereby transfer their title, interest and possession in respect of the said plot no. 'B' admeasuring 925.00 sq. mts. of the property known as "TOLKA or TOLEBANDH" also known as "SAKAYLYA TOLYACHO BANDH" more particularly described in the Schedule hereto and shown in the plan annexed hereto together with the appurtenances thereto unto the PURCHASER free from encumbrance to hold the same forever.

3) The VENDORS hereby covenant with the PURCHASER that the said plot being plot no. 'B' admeasuring 925.00 sq. mts. of the above property hereby sold is free from any liens, charges and encumbrances whatsoever and if there is any defect in the title of the VENDORS and if the PURCHASER is deprived of the whole or any part of the said property sold by this

*Barri*

*WILSON V. P. DESAI*

*S.M.*

Deed the VENDORS hereby undertake to compensate the PURCHASER, his heirs and successors in interest thereof.

4) The VENDORS hereby state that the said Plot being Plot No. 'B', is free from any and all encumbrances, charges, liens, burdens or any other responsibilities and therefore the VENDORS hereby undertake to answer and to stand by the PURCHASER in case of any claims raised by any third parties.

5) The VENDORS herein has obtained NO OBJECTION CERTIFICATE under Sec.49 (6) of Goa Daman and Diu Town and Country Planning Act 1974 for registration of Deed of Sale in respect of the above Plot No. "B" of the property bearing survey No. 2/2 of Village Borim under Ref. No. TPP / 2938 / 49(6) /

*Dono*

*6/11/11 v. 17 17552*

*Sma*



Borim / 2/2/Plot-B/2023/988 dated  
03.05.2023 (copy of which is annexed  
herewith) from Town and Country Planning  
Department Ponda Taluka Office Ponda-Goa.



6) The PURCHASER is hereby authorized  
hereafter to get the said Plot being No. 'A' duly  
registered in his name in all the Government  
and other offices including the Village  
Panchayat, Borim, without the further  
intervention of the VENDORS and the  
VENDORS shall give necessary N. O. C.'s to the  
PURCHASER as and when required.

#### SCHEDULE - I

All that property known as "TOLKA or  
TOLEBANDH" also known as "SAKAYLYA  
TOLYACHO BANDH" situated in village Borim  
of Ponda Taluka within the limits of village

Borim

Writen V.P. DESAI

8/5/23

Panchayat of Borim, Taluka and Sub District of Ponda, District of North-Goa presently South-Goa, State of Goa, described in the land registration office of the judicial division under No. 17830 at pages 130 of book B47 (new) which is described under No. 513 on page 223 of Book B-7 old and survey No. 2/2 and 381/1 of village Borim and which property as a whole is bounded as under:

East: By the fence of Aframento of Foto Sonu Porobo Dessai

West: By the property Sulia Molo of heirs of Vithola Manoba Sinai Borkar

North: the fence of Aframento of Foto Sonu Porobo Dessai

South: By the rivulet

*V. P. Dessai*

*V. P. Dessai*

*Sm*

SCHEDULE - II

All that Plot bearing No. 'B' of an area of 925.00 sq. mtrs., forming part of the property described in Schedule I hereinabove and forming part of recent Survey No. 2/2 of village Borim and the said Plot is bounded as under:



North : by existing road & Sy. No. 2/3  
 South : By Plot No. A of Sy. No. 2/2  
 East : By Survey no. 2/5  
 West : By existing road

IN WITNESS WHEREOF the PARTIES hereto have set their respective hands on this day and the year first hereinabove written.

*V. B. B.*

*W. H. J. A. V. 17. Bessj*

*smc*

SIGNED, SEALED AND DELIVERED

By the within named as "VENDOR NO. 1"



*Vishnu*

*No. 1*

VISHNU SUNAND PRABHUDESSAI



(L.H.T.I of Vishnu S. Prabhudessai)



(R.H.T.I of Vishnu S. Prabhudessai)

*Vishnu*

*Vishnu S. Prabhudessai*

*Signed*

SIGNED, SEALED AND DELIVERED

By the within named as "VENDOR NO. 2"



*Mrs. V. 12 174553*

MRS. GIRIJA VISHNU PRABHUDESSAI



(L.H.T.I of Girija V. Prabhudessai)



(R.H.T.I. of Girija V Prabhudessai)

*Bona.*

*Mrs. V. P. Dessai*

*Sm*

SIGNED, SEALED AND DELIVERED

By the within named "PURCHASER"



*Sme*  
SHRI SHAM MAHADEV PRABHUDESAI



(Left Hand Finger Prints of Sham M. Prabhudesai)



(Right Hand Finger Prints of Sham M. Prabhudesai)

*Don't* *W. S. A. V. P. D. S. S.*

*Sme*

## IN THE PRESENCE OF

1. Signature: Sanjana

Name: Sanjana Sanjeev Desai

Address: Kalmamdi Borim Ponda. Goa

2. Signature: San

Name: Adv. Ramkrishna S. Naik

Address: Gisle Ponda Goa.

Wizze v.p. Desai

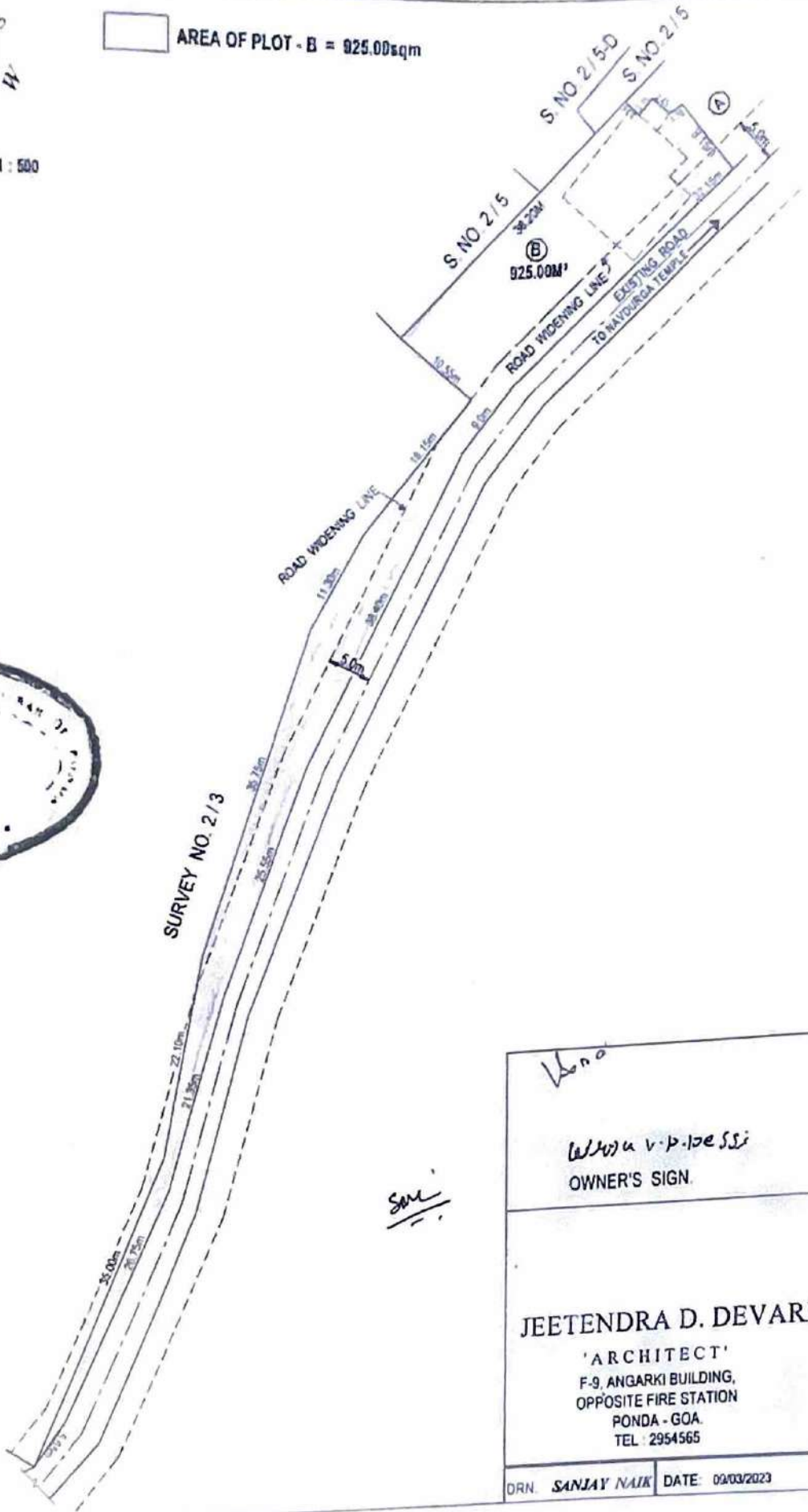
San

# SHOWING PLOT - B IN SURVEY NO. 2/2 AT BORIM VILLAGE OF PONDA TALUKA.



SCALE: 1 : 500

AREA OF PLOT - B = 925.00sqm



*W. D.*  
OWNER'S SIGN.

**JEETENDRA D. DEVARI**  
'ARCHITECT'  
F-9, ANGARKI BUILDING,  
OPPOSITE FIRE STATION  
PONDA - GOA.  
TEL : 2954565

DRN. **SANJAY NAIK** DATE: 02/03/2023



**Government of Goa**

**Document Registration Summary 2**

Office of the Civil Registrar - Civil Sub Registrar, Ponda

Print Date & Time : 03-Nov-2023 11:55:54 am

Document Serial Number : 2023-PGM-1823

Presented at 11:55:56 am on 03-Nov-2023 to the office of the Office of the Civil Registrar - Civil Sub Registrar,

Ponda along with fees paid as follows

Sr No	Description	Rs. Ps
1	Stamp Duty	83300
2	Registration Fee	82250
3	Mutation Fees	1800
4	Processing Fee	720
<b>Total</b>		<b>166770</b>

Stamp Duty Required : 83300/-

Stamp Duty Paid : 83300/-

**Presenter**







Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Sham Mahadev Prabhudessai / Father Name Mahadev Prabhudessai / Age: 64 Marital Status: Married / Gender: Male / Occupation: Business Address1 - H no 243.2 Shivam Teravale Sheroda Ponda Goa. Address2 - PAN No.			

**Executer**

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Vishnu Sunand Prabhudessai / Father Name Sunand Prabhudessai / Age: 77 Marital Status: Married / Gender: Male / Occupation: Service, H no 88 Deulwada Borim Ponda Goa. PAN No.			
2	Girja Vishnu Prabhudessai / Father Name Gopal Dhawliker / Age: 69 Marital Status: Married / Gender: Female / Occupation: Housewife, H no 88 Deulwada Borim Ponda Goa. PAN No.			
3	Sham Mahadev Prabhudessai / Father Name Mahadev Prabhudessai / Age: 64 Marital Status: Married / Gender: Male / Occupation: Business, H no 243.2 Shivam Teravale Sheroda Ponda Goa. PAN No.			

**Witness**

Who individually/Collectively recognize the Vendor / Purchaser.

Party Name and Address	Photo	Thumb	Signature
<p>Name: Ramkrishna Shenkar Naik, Age: 63, DOB: 1960-09-24                      Mobile: 9766632182, Email: , Occupation: Advocate, Marital                      status: Married, Address: 403401, 14 no 6/192/8 St Cruz Ponda                      Goa, 14 no 6/192/8 St Cruz Ponda Goa, Ponda, Ponda, South Goa,                      Goa</p>			
<p>Name: Sanjana Sanjeev Densal, Age: 36, DOB: 1985-05-02                      Mobile: 7559305697, Email: , Occupation: Service, Marital                      status: Married, Address: 403401, 14 no 574 B Kaimanol Borim                      Ponda Goa, 14 no 574 B Kaimanol Borim Ponda Goa, Borim,                      Ponda, South Goa, Goa</p>			

Sub Registrar

GOA - BICHETAL  
 PONDA

Document Serial Number - 2023-PON-1823



Document Serial No:-2023-PON-1873

Book - 1 Document

Registration Number - PON-1-1747-2023

Date 03-Nov-2023



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

**SUB - REGISTRAR**

**PONDA**





OFFICE OF THE TOWN PLANNER  
TOWN AND COUNTRY PLANNING DEPARTMENT  
PONDA TALUKA OFFICE  
PONDA GOA

REF: TPP/ 2938/49/6/Borim/2/2/2012-13/588 Dated 03/05/2023

NO OBJECTION CERTIFICATE

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act, 1974, Town and Country Planning Department has No objection for the registration of Deed of Sale in respect of property bearing Survey No. 2/2 Plot No. B of Village Borim Taluka Ponda, as per the Plan hereby annexed. The plot is earmarked as "Partly Settlement Zone & Partly Area Nullah", as per Regional plan for Goa 2021 totally admeasuring 925.00 m2. known as "Sakayla Talyacho Bandh".

The plot falls beyond 500 mtrs. from High Tide Line: No

BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:

NORTH: By Existing Road and Survey No. 2 Div. 3  
SOUTH: By Plot - A of Survey No. 2 Div. 2  
EAST: By Survey No. 2/5  
WEST: By Existing Road

1. This N.O.C. is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulation.
3. On issue of this N.O.C, any permission granted by the Department stands cancelled/withdrawn/invalid or any ongoing development will have to be stopped.
4. Traditional access and natural water drain if any passing through the Property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.

This is a case of re-sale of plot registered in the past

The plot under reference is formed on account of Regular Civil Suit in Case No:- 22/2009/C and also in view of Government intervention i.e public road passing through the original property.



(Mangurish N. Verenkar)  
Dy. Town Planner

Encl: as above.

To,  
Shri. Vishnu S Prabhudessai and Smt. Gurja Vishnu Prabhudessai  
Deolwada, Borim,  
Ponda-Goa

# AN SHOWING PLOT - B IN SURVEY NO. 2/2 AT BORIM VILLAGE OF PONDA TALUKA.



AREA OF PLOT - B = 925.00sqm

SCALE 1 : 500



SURVEY NO. 2/3

S NO 2/5

S NO 2/5-D  
S NO 2/5

925.00M<sup>2</sup>

ROAD WIDENING LINE

EXISTING ROAD  
TO NAYAGUDA TEMPLE

ROAD WIDENING LINE

11.30m

24.40m

18.10m

2.20m

28.70m

23.50m

27.10m

27.10m

27.10m

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OWNER'S SIGN

JEETENDRA D. DEVAR

'ARCHITECT'

F 9 ANGARKI BUILDING

OPPOSITE FIRE STATION

PONDA - GOA

TEL 2954565

DRN SANJAY NATA DATE 05/03/2003

Office Manager



₹ 0011500

12/11/23



POM-17118-2023

Sham Mahadev Prothuceni - SM

## DEED OF SALE

SM

SM

SM

**THIS DEED OF SALE** is made and entered in to on this 30<sup>th</sup> day of the month of October of the year 2023, {30/10/2023} at Ponda - Goa.

**B E T W E E N**

(1) **SHRI SHEKHAR SUNAND DESSAI**, son of Shri Sunand Dessai, major, married, age 64 years, retired, having Aadhar Card No. \_\_\_\_\_ and PAN

Card No. \_\_\_\_\_ and his wife (2) **MRS.**

**SUMANGALA SHEKHAR DESSAI**, daughter of Narayan Gajanan Hiregange, major, married, age 57 years, service, having Aadhar Card No. \_\_\_\_\_

and PAN Card No. \_\_\_\_\_), both

resident of H. No. 8/86, Near Navadurga Temple, Borim, Ponda-Goa, hereinafter called to the "VENDORS" (which expression shall, unless repugnant to the context or meaning thereof, mean and include their heirs, legal representatives, administrators, executors and assigns) of the **FIRST PART.**

*[Signature]*

*[Signature]*

*[Signature]*

AND

**SHRI SHAM MAHADEV PRABHUDESAI**, son of Mahadev Prabhudesai, major, married, age 64 years, business, having Aadhar Card No. \_\_\_\_\_

and PAN Card No. \_\_\_\_\_, resident of H. No.

243/2, "SHIVAM", Maingal, Tarvale, Shiroda, Ponda,

Goa, hereinafter referred to as the "**PURCHASER**"

(which expression shall unless repugnant to the

context or meaning thereof mean and include his

heirs, legal representatives, administrators,

executors and assigns) of the **SECOND PART**.



Both the parties hereinabove are Indian Nationals.


**WHEREAS** there exists a property known as "**TOLKA** or **TOLEBANDH**" also known as "**SAKAYLYA TOLYACHO BANDH**" situated in village Borim of Ponda Taluka within the limits of village Panchayat of Borim, Taluka and Sub District of Ponda, District of North-Goa presently South-Goa, State of Goa, described in the land registration office of the

*[Signature]*

*[Signature]*

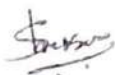
*[Signature]*

judicial division under No. 17830 at pages 130 of book B47 (new) which is described under No. 513 on page 258 of Book B-7 old and survey No. 2/2 and 381/1 of village Borim and which property is more particularly described in the Schedule I herein below as also shown in the plan hereto annexed and hereinafter referred to as the "SAID PROPERTY".



**AND WHEREAS** Shri Vishnu Sunand Prabhudesai and his wife filed a Regular Civil Suit No. 22/2009/C against the Vendors and seven others before the Court of the Civil Judge Junior Division "C" court at Ponda-Goa for partition of the said property along with other property.

**AND WHEREAS** the parties in the said Suit have filed the consent terms before the Civil Judge Senior Division of Ponda dated 28.08.2012 whereby the Vendors was allotted Plot No. A admeasuring 350 sq. mtrs., from Survey No. 2/2, Plot No. A-1 admeasuring 220.00 sq. mtrs., and Plot No. A-2 admeasuring



820.00 sq. mtrs., from survey No. 381/1, exclusively by virtue of Consent Decree passed in the said Regular Civil Suit No. 22/2009/C dated 28/08/2012 by the Civil Judge Junior Division "C" Court, Ponda Goa.

AND WHEREAS the Purchaser who is interested in purchasing a small plot from the Vendors being Plot 'A' of an area of 350 sq. mtrs., from the Survey No. 2/2 of village Borim has requested the Vendors to execute the necessary deed of sale in his favour before the Sub Registrar Office of Ponda to which the Vendors have hereby agreed to the request of the Purchaser to sell the said Plot from the portion of the property described in Schedule-I allotted to the Vendors to the Purchaser for the total consideration of price of Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand only) being the same its market value free from any encumbrances.



*[Signature]*

*[Signature]*

*[Signature]*

NOW THEREFORE THIS DEED OF SALE

WITNESSETH AS UNDER:

1) That in pursuance of the said Agreement and in consideration of the sum of Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand only) which is fully paid to the Vendors, the receipt of which the VENDORS do hereby acknowledge having received the same, and they the VENDORS as absolute owners of the said Plot no. 'A' admeasuring 350.00 sq. mts. do hereby convey by way of sale, ALL THAT plot being plot no. 'A' admeasuring 350.00 sq. mts. more particularly described in the Schedule herein below and shown with red colored boundary lines in the plan annexed to this DEED, together with all the structures, trees, fences, ditches, badges, way courses, lights, liberties, easements, roads, privileges and appurtenances, whatsoever of the said plot admeasuring 350.00 sq. mts. belonging or usually held or occupied therewith or be appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever the said



*[Signature]*

*[Signature]*

*[Signature]*

VENDORS in or to the said plot, hereby conveyed and every part thereof, TO HAVE AND TO HOLD the same to the PURCHASER absolutely as owners thereof.

2) The VENDORS hereby transfer their title, interest and possession in respect of the said plot no. 'A' admeasuring 350.00 sq. mts. of the property known as "TOLKA or TOLEBANDH" also known as "SAKAYLYA TOLYACHO BANDH" more particularly described in the Schedule hereto and shown in the plan annexed hereto together with the appurtenances thereto unto the PURCHASER free from encumbrance to hold the same forever.



3) The VENDORS hereby covenant with the PURCHASER that the said plot being plot no. 'A' admeasuring 350.00 sq. mts. of the above property hereby sold is free from any liens, charges and encumbrances whatsoever and if there is any defect in the title of the VENDORS and if the PURCHASER is deprived of the whole or any part of the said

Signature

Witness

Signature

property sold by this Deed the VENDORS hereby undertake to compensate the PURCHASER, his heirs and successors in interest thereof.

4) The VENDORS hereby state that the said Plot being Plot No. 'A', is free from any and all encumbrances, charges, liens, burdens or any other responsibilities and therefore the VENDORS hereby undertake to answer and to stand by the PURCHASER in case of any claims raised by any third parties.

5) The VENDORS herein has obtained NO OBJECTION CERTIFICATE under Sec.49 (6) of Goa Daman and Diu Town and Country Planning Act 1974 for registration of Deed of Sale in respect of the above Plot No. "A" of the property bearing survey No. 2/2 of Village Borim under Ref. No. TPP / 2937 / 49(6) / Borim / 2/2/Plot-A/2023/987 dated 03.05.2023 (copy of which is annexed herewith) from Town and Country Planning Department Ponda Taluka Office Ponda-Goa.

[Signature]

[Signature]

[Signature]

6) The PURCHASER is hereby authorized hereafter to get the said Plot being No. 'A' duly registered in his name in all the Government and other offices including the Village Panchayat, Borim, without the further intervention of the VENDORS and the VENDORS shall give necessary N. O. C.'s to the PURCHASER as and when required.



#### SCHEDULE - I

All that property known as "TOLKA or TOLEBANDH" also known as "SAKAYLYA TOLYACHO BANDH" situated in village Borim of Ponda Taluka within the limits of village Panchayat of Borim, Taluka and Sub District of Ponda, District of North-Goa presently South-Goa, State of Goa, described in the land registration office of the judicial division under No. 17830 at pages 130 of book B47 (new) which is described under No. 513 on page 223 of Book B-7 old and survey No. 2/2 and 381/1 of village Borim and which property as a whole is bounded as under:

Shri

Shri

Shri

East: By the fence of Aframento of Foto Sonu  
Porobo Dessal

West: By the property Sulla Molo of heirs of  
Vithola Manoba Sinal Borkar

North: the fence of Aframento of Foto Sonu  
Porobo Dessal

South: By the rivulet



#### SCHEDULE - II

All that Plot bearing No. 'A' of an area of 350.00 sq. mtrs., forming part of the property described in Schedule I hereinabove and forming part of recent Survey No. 2/2 of village Borim and the said Plot is bounded as under:

North : by plot B of Sy. No. 2/2 of village  
Borim

South : By road

East : By the property surveyed under no.  
2/5 of village Borim

West : By road

*[Signature]*

*[Signature]*

*[Signature]*

IN WITNESS WHEREOF the PARTIES hereto have set  
their respective hands on this day and the year first  
hereinabove written.

SIGNED, SEALED AND DELIVERED

By the within named as "VENDOR NO. 1"



*Signature*

SHRI SHEKHAR SUNAND DESSAI



(Left Hand Finger Prints of Shri Shekhar S Dessai)



(Right Hand Finger Prints of Shri Shekhar S Dessai)

*Signature*

Sealed

*Signature*

SIGNED, SEALED AND DELIVERED

By the within named as "VENDOR NO. 2"



ssed

MRS. SUMANGALA SHEKHAR DESSA



(Left Hand Finger Prints of Sumangala S. Dessai)



(Right Hand Finger Prints of Sumangala S Dessai)

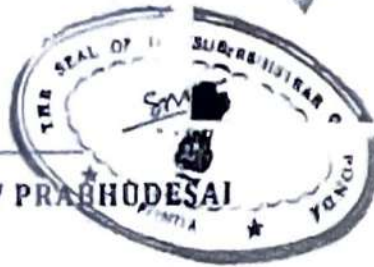
ssed

ssed

sm

SIGNED, SEALED AND DELIVERED

By the within named "PURCHASER"



SHRI SHAM MAHADEV PRABHODESAI



(Left Hand Finger Prints of Sham M. Prabhudesai)



(Right Hand Finger Prints of Sham M. Prabhudesai)

Sham

SM

SM

## IN THE PRESENCE OF

1. Signature: Sanjana

Name: Sanjana Sanjeev Desai

Address: Kalmamal Bofim Ponda-402

2. Signature: Sanj

Name: Adv. Ramkrishna S. Warkh

Address: Tisle Ponda 609

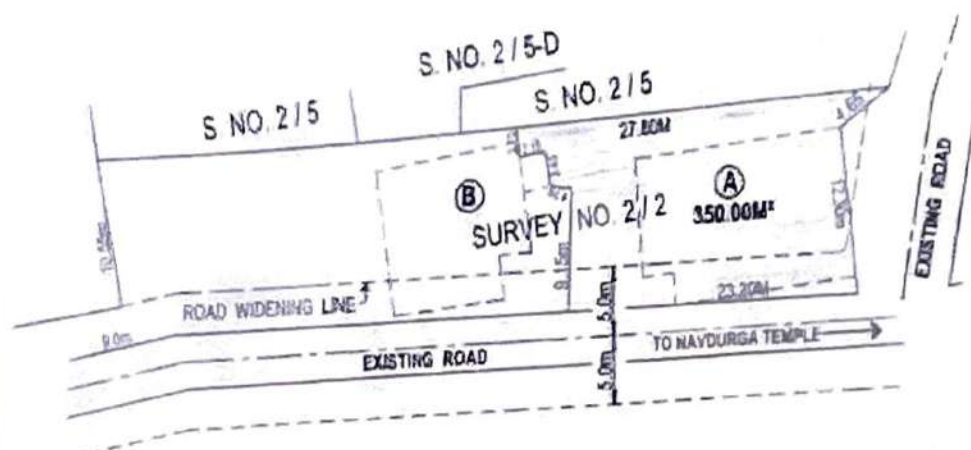
SanjSanjSanj

PLAN SHOWING PLOT - A IN SURVEY NO. 2/2 AT BORIM VILLAGE  
OF PONDA TALUKA.



AREA OF PLOT - A = 350.00sqm

SCALE: 1 : 500



*Sm*

*Jeetendra D. Devari* *Sanjay Naik*

OWNER'S SIGN.

JEETENDRA D. DEVARI

'ARCHITECT'  
F-8, ANGARKI BUILDING,  
OPPOSITE FIRE STATION  
PONDA - GOA  
TEL : 2954585

DRN: SANJAY NAIK DATE: 09/03/2023



## Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time - 03-Nov-2023 11:27:28 am

Document Serial Number - 2023-PON-1824

Presented at 11:10:59 am on 03-Nov-2023 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	31500
2	Registration Fee	31500
3	Mutation Fees	1500
4	Processing Fee	720
Total		65220

Stamp Duty Required 31500/-

Stamp Duty Paid 31500/-

## Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sham Mahadev Prabhudesai, Father Name Mahadev Prabhudesai, Age: 64, Marital Status: Married, Gender: Male, Occupation: Business, Address 1 - H no 243/2 Tarvale Shiroda Ponda Goa Address 2 - PAN No.:			




## Executors

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Shekhar Sunand Dessai, Father Name: Sunand Dessai, Age: 64, Marital Status: Married, Gender: Male, Occupation: Service, H no 8/86 Borim Ponda Goa, PAN No.:			
2	Sumangala Shekhar Dessai, Father Name: Narayan Hiregange, Age: 57, Marital Status: Married, Gender: Female, Occupation: Service, H no 8/86 Borim Ponda Goa, PAN No.:			
3	Sham Mahadev Prabhudesai, Father Name: Mahadev Prabhudesai, Age: 64, Marital Status: Married, Gender: Male, Occupation: Business, H no 243/2 Tarvale Shiroda Ponda Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ramkrishna Shankar Naik, Age: 63, DOB: 1960-08-24, Mobile: 9764632162, Email: , Occupation: Advocate, Marital status: Married, Address: 403401, H no 6/192/B, H no 6/192/B, St. Cruz, Ponda, Ponda, South Goa, Goa			

Party Name and Address	Photo	Thumb	Signature
Name: Sanjana Sanjeev Dessai, Age: 38, DOB: 1985-05-31 Mobile: 7559306607, Email: , Occupation: Service, Marital status: Married, Address: 403/401, H no 574 B Kalmamol Borim Ponda Goa, H no 574 B Kalmamol Borim Ponda Goa, Borim, Ponda, South Goa, Goa			

  
Sub Registrar  
SUB - REGISTRAR  
PONDA

Document Serial Number - 2023-PON-1824



Document Serial No:-2023-PON-1824

Book - 1 Document
Registration Number - PON-1-1748-2023
Date 03-Nov-2023



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

**SUB - REGISTRAR**  
**PONDA**





OFFICE OF THE TOWN PLANNER  
TOWN AND COUNTRY PLANNING DEPARTMENT  
PONDA TALUKA OFFICE  
PONDA GOA

REF: TPP/ 2937/ 49(c) Borim/2/2/ Pkt-A/ 2023/ 987 Dated 3 /05/2023

NO OBJECTION CERTIFICATE

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act, 1974, Town and Country Planning Department has No objection for the registration of Deed of Sale in respect of property bearing Survey No. 2/2 Plot No. A of Village Borim Taluka Ponda, as per the Plan hereby annexed. The plot is earmarked as "Settlement Zone", as per Regional plan for Goa 2021 totally admeasuring 350.00 m<sup>2</sup>, known as "Sakayla Talyacho Bandh".

The plot falls beyond 500 mtrs. from High Tide Line. No

BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:

NORTH: By Plot No. B of Survey No. 2/2  
SOUTH: By Road  
EAST: By the property Survey No. 2/5  
WEST: By Road

1. This N.O.C. is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulation.
3. On issue of this N.O.C, any permission granted by the Department stands cancelled/withdrawn/invalid or any ongoing development will have to be stopped.
4. Traditional access and natural water drain if any passing through the Property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.

This is a case of re-sale of plot registered in the past.

This is issued on the basis of Regular Civil Suit in Case No:- 22/2009/C in the Court of Civil Junior Division "C" Court at Ponda.



*(Signature)*  
2.5.2023

(Manguirish N. Verenkar)  
Dy. Town Planner

Encl: as above

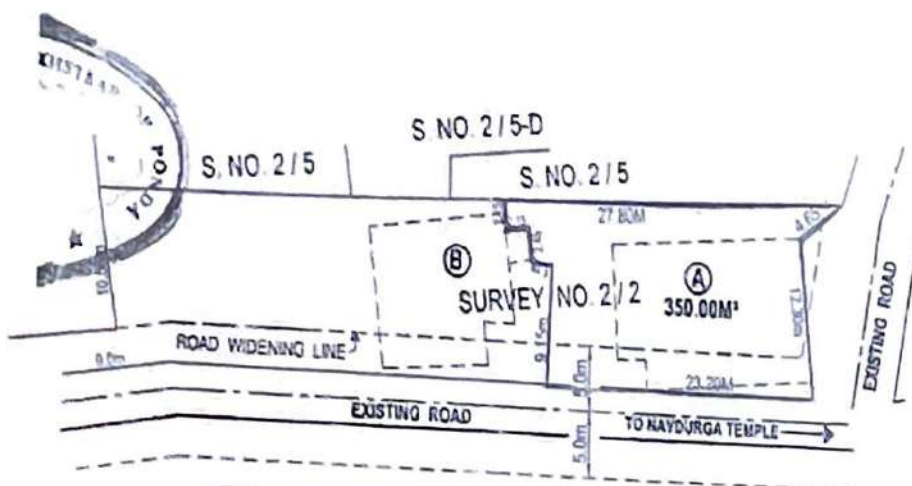
To,  
Mr. Sheldar S Prabhudessai  
Daskiwada, Borim  
Ponda-Goa.

# PLAN SHOWING PLOT - A IN SURVEY NO. 2/2 AT BORIM VILLAGE OF PONDA TALUKA.



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