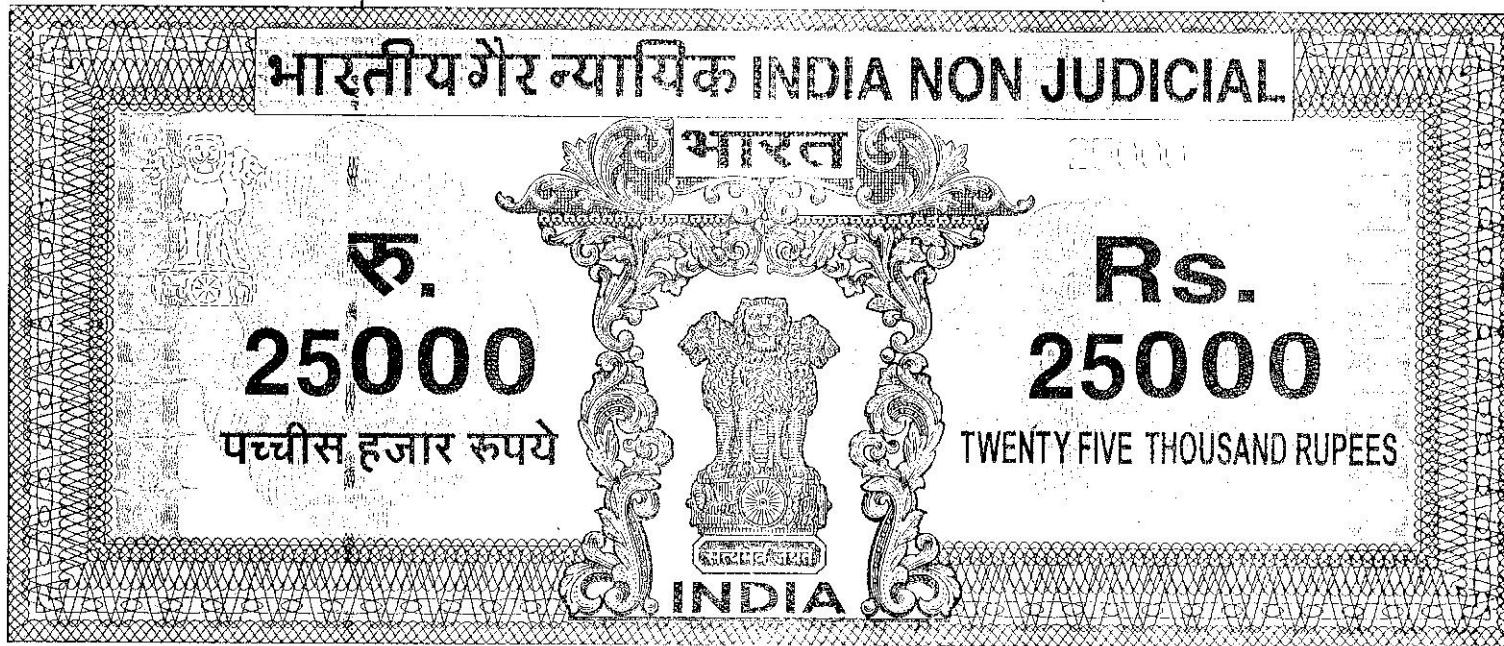


843

869/15



गोवा GOA

009824

069824

Sr. No. 7470 Place of Vendor Margao, Goa Date 21/09/2015
 Value of stamp paper 25000/-
 Name of the purchaser: Virendra Y. Dessai
 Residing at: Lune Olvi Father's Name: Y. Dessai
 As there is no one single stamp paper for the value of
 Rs. 49000/-, additional stamp paper for the completion
 of the value is attached alongwith

Sign. of stamp Vendor
 Lic. No. 01/VEN-LIC/2/2005/AC-I
 Arwin S. Goes, Margao - Goa

Sign. of Purchaser

VIRENDRA Y. DESSAI Lune Olvi

DEED OF SALE



Lune Olvi Arwin S. Goes KF Miranda



गोवा GOA

026172

Sr. No. 7470 Place of Vendor Margao, Goa Dt. 21/09/2015
 Value of stamp paper: 20,000/-
 Name of the purchaser: Virenda Y. Ruan
 Residing at: Cuncolim Father's Name: Y. Ruan
 As there is no one single stamp paper for the value of
 Rs. 49,000/-, additional stamp paper for the completion
 of the value is attached alongwith

Sign. of stamp Vendor
 Lic. No. JUD/VEN-LIC/2/2005/AC-1
 Arwin S. Goes, Margao - Goa

Sign. of Purchaser

DEED OF SALE

Arwin S. Goes

Virenda Y. Ruan

K. R. Ruan



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

गोवा GOA

Sr. No. 7470 Place of Vendor Margao, Goa Dt. 21/09/2015

360880

Value of stamp paper: 1000

Name of the purchaser: Virendra Y. Daman

Residing at: Cuneoan Father's Name: Y. Daman

As there is no one single stamp paper for the value of
Rs. 49,000, additional stamp paper for the completion
of the value is attached alongwith

Sign. of Stamp Vendor
Lic. No. JUD/VEN-LIC/2/2005/AC-I
Arwin S. Goes, Margao - Goa

Leheraee
Sign. of Purchaser

DEED OF SALE

Leheraee

Leheraee

K. M. Munda





गोवा GOA

Sr. No. 7470 Place of Vendor Margao, Goa Dt. 21/09/2015 360881
 Value of stamp paper: 1000
 Name of the purchaser: Virendra Y. Desai
 Residing at: Concord Father's Name: Y. Desai
 As there is no one single stamp paper for the value of
 Rs. 49,000/-, additional stamp paper for the completion
 of the value is attached alongwith

Sign. of Stamp Vendor
 Lic. No. JUDVEN-1105/AC-I
 Arwin S. Goes, Margao - Goa

Sign. of Purchaser

DEED OF SALE

Arwin S. Goes

Virendra Y. Desai

K. Miranda





गोवा GOA

Sr. No. 7470 Place of Vendor Margao, Goa Dt. 21/09/2015 360882
Value of stamp paper: 1000
Name of the purchaser: Virendra Y. Dissanayake
Residing at: Chandolim Father's Name: Y. Dissanayake
As there is no one single stamp paper for the value of
Rs. 49,000/-, additional stamp paper for the completion
of the value is attached alongwith

Sign. of Stamp Vendor
Lic. No. JUD/VEN-LIC/2/2005/AC-I
Arwin S. Goes, Margao - Goa

Virendra Y. Dissanayake
Sign. of Purchaser

DEED OF SALE

Virendra Y. Dissanayake

Arwin S. Goes

KF Munda



गोवा GOA

Sr. No. 7470 Place of Vendor Margao, Goa Dt. 21/09/2015 360883
Value of stamp paper: 1000
Name of the purchaser: Virendra Y. Desai
Residing at: Concordia Father's Name: Y. Desai
As there is no one single stamp paper for the value of
Rs. 49,000, additional stamp paper for the completion
of the value is attached alongwith

Sign. of stamp Vendor
Lic. No. JUD/VEN-LIC/2/2005/AC-I
Arwin S. Goes, Margao - Goa

Sign. of Purchaser
Lubhaxae

DEED OF SALE

Lubhaxae

Fernando

KFM Miranda

This **DEED OF SALE** is made at Quepem,
Goa on this 23rd day of September, 2015;

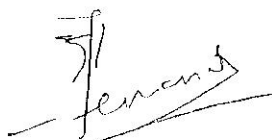
BY AND BETWEEN

1. **Shri. EDWY FERNANDES e MIRANDA**, s/o
late Egidio Francisco Fernandes, aged 57
years, married, Service, Indian National,
holding Pan Card No. AACPF4080H and his
wife;

2. **Smt. CAMALA RITA FERNANDES e
MIRANDA**, wife of **Shri. Edwy Fernandes e
Miranda**, aged 53 years, married, business,
holding Pan Card No. APKPM3812R, both
Indian Nationals and residing at H. No. 114,
Dandora, Cuncolim, Salcete, Goa hereinafter
referred to as the "**VENDORS**" (which
expression shall unless repugnant to the
context shall mean and include their heirs,
executors, administrators and assign) of the
ONE PART.

AND

M/s VIDHI CONSTRUCTION represented by
its Sole Proprietor **Shri Virendra Yeshwant
Dessai**, s/o Yeshwant Vithoba Desai, aged


47 years, r/o H. No. M-7, Culwado Cuncolim, Salcete, Goa, Indian National, Pan Card No. AFKPDO514P hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context shall mean and include his heirs, executors, administrators and assign) of the **OTHER PART**;

WHEREAS There exists a Landed Property Known as "LOSNI MOL or LOSSONI-MOLA-XIR or LOSSINIMOLLACHYXIR" situated within the Jurisdiction of Village Balli, Quepem Goa, South Goa, Described under No. 4159 at page 185 V do Livro B-13 and enrolled under Taluka Revenue Office Under Matriz Number 6 and bearing Survey No. 83/0 having an total area of 54520 sq mtrs and the same is more particularly herein below written and hereinafter referred to as "**THE SAID PROPERTY**" and is bounded as under :-

On East : by drain of rainy water and
sassionamolla Xir of Rosario
Pinto,

Lehoral

Fernand

R. Miranda

On West : by property of same name
of Crishna Raia Pai Cacoddo
and ors

On North : by Hillock

On South : By Public Road.



The Survey No. 83/0 of Balli Village Quepem Goa is hereinafter referred to as "SAID PROPERTY".

AND WHEREAS the said property ORIGINALLY BELONGS to late Mr. Joao Luis Miranda also known as Joao Luis Antonio Francisco Romuldo Xavier Maria Piedade Miranda. After the death of Late Mr. Joao Luis Miranda heir ship Deed was executed before the Notorial Office of Salcete Comarca on 23-11-1979 at folios 58 overleaf onwards of Book of Notes No. 1283 a Deed was drawn and by Public will dated 22-03-1979 drawn in the Office of Notary Ex-Officio at Folios 50 overleaf and onwarsds of the Book of Wills No. 92 in Favor of Vendor No. 1;

Subhasree

[Signature]

KF Miranda

AND WHEREAS the Vendor No. 1 thus became the lawful owner in possession of the said property by virtue of heir ship Deed was executed before the Notorial Office of Salcete Comarca on 23-11-1979 at folios 58 overleaf onwards of Book of Notes No. 1283 a Deed was drawn and by Public will dated 22-03-1979 drawn in the Office of Notary Ex-Officio at Folios 50 overleaf and onwards of the Book of Wills No. 92 and thus the VENDOR No. 2 is married to VENDOR No. 1 as per regime of communion of assets, both the VENDORS thus became the owners of the said property;

AND WHEREAS the PURCHASER approached the VENDORS to purchase a portion of the said property being Plot 'C' forming part of the said property having an area of 704 sq. mts. bearing Survey No. 83/0 of Village Balli, Quepem, Goa. The said plot 'C' is hereinafter referred to as the "SAID PLOT" and more particularly described in Schedule alongwith the dimensions on the plan attached hereto;



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Veresal

KF Almeida

AND WHEREAS the VENDORS have agreed with the PURCHASER to sell to the PURCHASER the Plot 'C' forming part of the said property having an area of 704 sq. mts. bearing Survey No. 83/0 of Village Balli, Quepem, Goa. hereinafter referred to as "Plot C" more particularly shown in the plan annexed hereto and delineated with green bounds and more particularly described in Schedule hereunder written for the price of Rs. 14,00,000/- (Rupees fourteen lakh only) which is its fair market value;

AND WHEREAS the VENDORS hereby declare that the said plot is free from encumbrances, charges and lien of whatsoever nature and that they have all the right, full power and absolute authority to execute this Sale Deed, that there are no tenancy or leasehold rights over the said Plot C or any easementary rights and the PURCHASERS after being satisfied with the title of the VENDORS is entering into this Sale Deed.

Luheral Fernandes

KEMianda

AND WHEREAS the vendors have sold a adjoining plot of property to purchase which is accessible by 6 mtr road by touching the main road from Balli to Adnem and as such the purchaser is presently using the said 6 meter road as access to the building and the same 6.00 mt road will be used by the purchaser to said plot 'C' as shown in the plan on the western side touching the property bearing Survey No. 83/1-B of village Balli Quepem Goa to said property.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said representation and in consideration of the sum of Rs. 14,00,000/- (Rupees fourteen lakh only) PAID by the PURCHASER to the VENDORS vide Cheque No. 261000 and 261001 dated 23/09/2015 drawn on Corporation Bank, Murida Branch in favour of the VENDOR No. 1, the payment and receipt of which sum the VENDORS do hereby admit and acknowledge, they

beherae *5/1* *femonds* *KP Miranda*

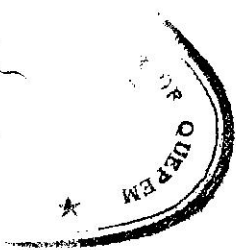
the VENDORS hereby sell, convey, transfer and assure unto the PURCHASER all that the said Plot No. C admeasuring 704 sq. mts. being part of the property under Survey No. 83/0 of Balli Village and more particularly described in the Schedule hereunder written and more particularly shown in the plan annexed hereto duly signed by the parties, together with all rights, title, privileges, and all that is existing in the said Plot No. C unto and to the use of the PURCHASER and the PURCHASER shall own, possess and enjoy the said Plot C without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDORS or any person lawfully or equitably claiming subject to the payment of proportionate Land tax payable to the Government of Goa or to any Public Authority.

Lehesal
Fernand
KF Miranda

2. The VENDORS do hereby covenant with the PURCHASER, that they have in themselves good right, full power and absolute authority to grant, convey,

Lehesal *Fernand* *KF Miranda*

transfer and assure the PURCHASER the said Plot C hereby sold transferred, assured or expressed or intended so TO BE UNTO AND TO THE USE of the PURCHASER in the manner aforesaid.

- 
3. The VENDORS further covenant with the PURCHASER that in case due to any defect in title of the VENDORS, the PURCHASER are deprived of the said Plot C or any part thereof the VENDORS undertake to indemnify the PURCHASER.
 4. The VENDORS further covenant with the PURCHASER that they shall execute or cause to be done and executed all such further deeds in order to perfect the title of the PURCHASER at the cost of the PURCHASER.
 5. The VENDORS declare that there is no restraint from any authority to convey the plot C hereby sold nor the said plot C is subject to any attachment or any process issued by Court or any other authority and

Liberal

Fernando

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the said Plot C is subject to any attachment or any process issued by Court or any other authority and the said plot C is not subject to any lis pendens.

6. The VENDORS have no objection for the PURCHASER to mutate their names in the survey records of rights based on this Sale Deed and/or have no objection for partitioning the said PLOT C from Survey No. 83/0 after their names is recorded in the Survey records.
7. The VENDORS and PURCHASER do not belong to Schedule Caste or Schedule Tribe community.

SCHEDULE OF THE PLOT "C"

All THAT said Plot C, admeasuring **704 sq. mtrs.** in area being part of property known as "LOSNI MOL or LOSSONI-MOLA-XIR or LOSSINIMOLLACHYXIR" situated within the Jurisdiction of Village Balli, Quepem Goa, South

lahesae *ferman*

KF Miranda

Goa, Described under No. 4159 at page 185 V do Livro B-13 and enrolled under Taluka Revenue Office Under Matriz Number 6 and bearing Survey No. 83/0 of Balli Village and the said plot as an independent and distinct unit is bounded :-

On EAST : by survey No. 84/1-C;

On WEST : by 6 mts wide common and undivided passage ^{for} of purchaser and vendors of said property under Survey No. 83/1;

Lehera
Jenara
KF Miranda

On NORTH : by the plot D of Vendors surveyed under Survey No. 83/1;

On SOUTH : by property and building belonging to Purchaser bearing Survey No. 83/1-B.

The said Plot C has the shape and extension as shown in the plan annexed hereto and delineated with green bounds.

IN WITNESS WHEREOF the parties hereto have signed this deed on the date and place as mentioned herein above in the presence of two attesting witnesses.

Lehera *Jenara* *KF Miranda*

SIGNED AND DELIVERED BY
Shri EDWY FERNANDES e MIRANDA

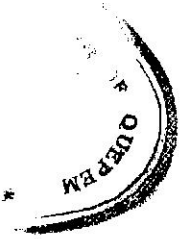
VENDOR NO. 1

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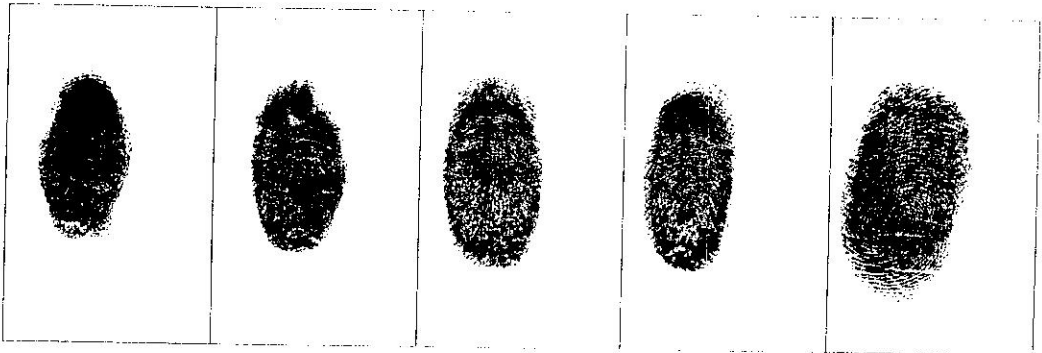


1.

(Shri Edwy Fernandes e Miranda)



Left hand finger prints



Right hand finger prints



Interax

[Handwritten signature]

KF Miranda

SIGNED AND DELIVERED BY
Smt. CAMALA RITA FERNANDES e
MIRANDA

the VENDOR NO. 2

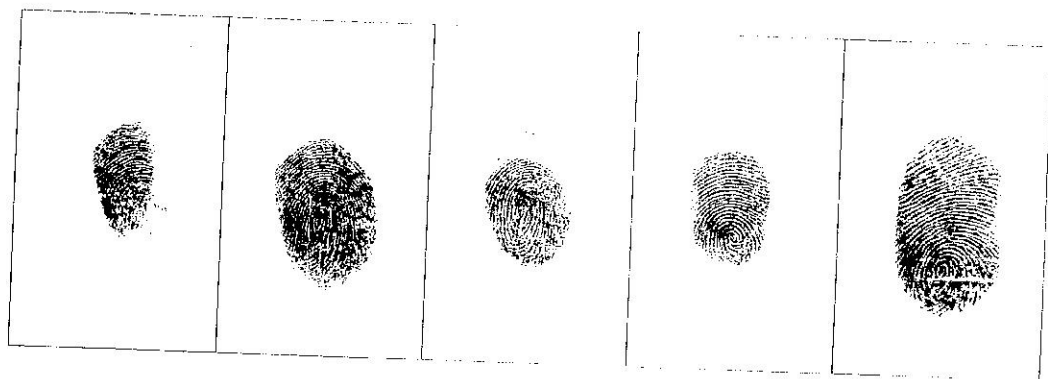
KF Miranda



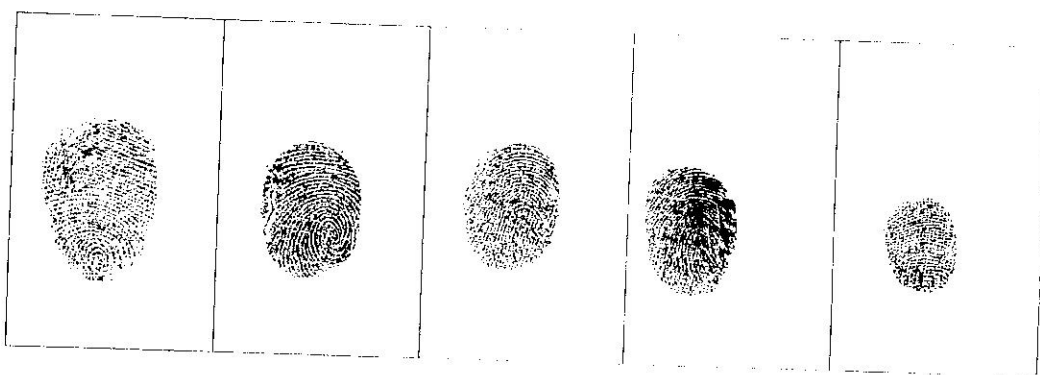
KF Miranda

(Smt. CAMALA RITA FERNANDES
e MIRANDA)

Left hand finger prints



Right hand finger prints



Latheae

Fernandes

KF Miranda

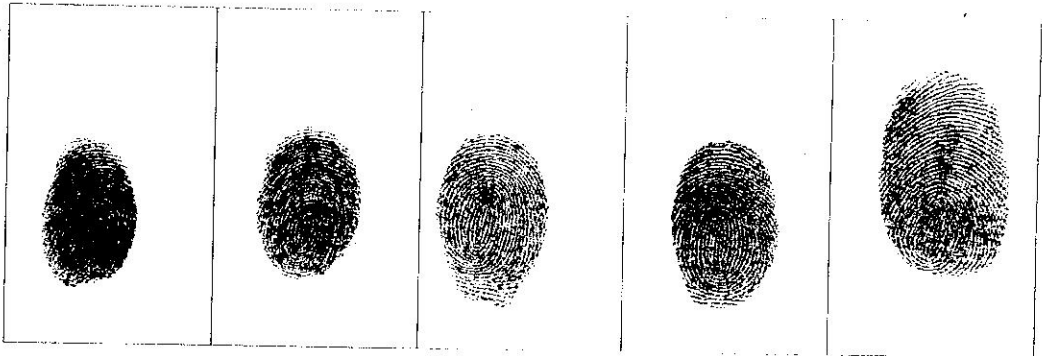
SIGNED AND DELIVERED BY
Shri Virendra Yeshwant Dessai
the PURCHASER

Signature



(Virendra Yeshwant Dessai)
M/s Vidhi Construction
Sole Proprietor

Left hand finger prints



Right hand finger prints



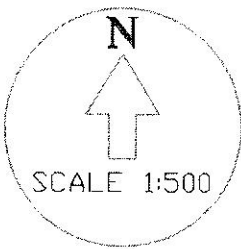
WITNESSES:

1. *Signature*
2. *Signature* Ram V. Phal

Signature

Signature

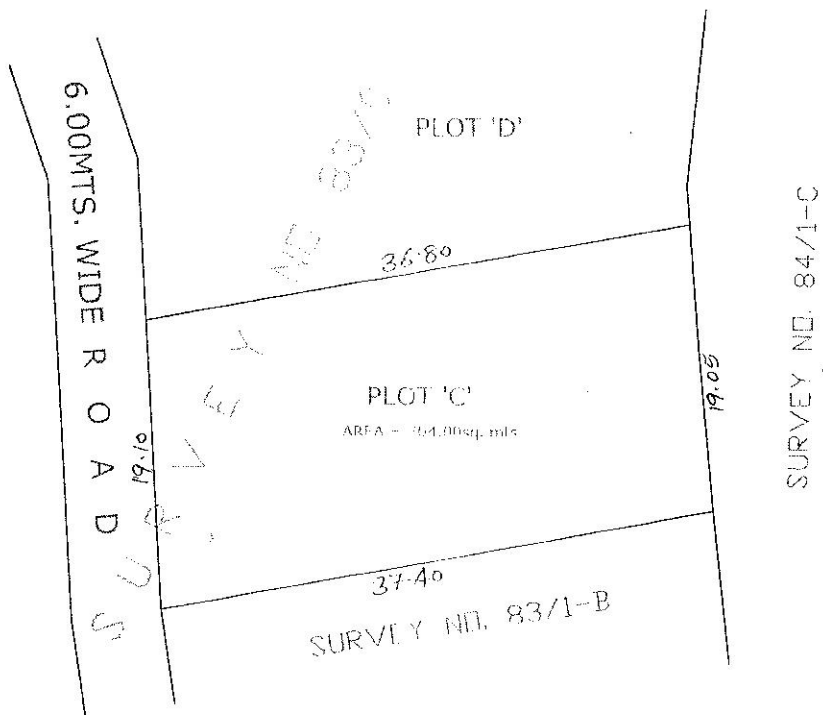
Signature K. K. Munda



PLAN

SHOWING THE SUB DIVIDED PLOT 'C' IN THE PROPERTY
SURVEYED UNDER SURVEY NO. 83 SUB DIVISION NO. 0
OF VILLAGE BALLI OF QUEPEM TALUKA.

 AREA OF PLOT 'C' -----704.00 SQ. MTS.



[Handwritten signatures of vendors]

VENDORS

[Handwritten signature of purchaser]

PURCHASER

Office of Sub-Registrar Quepem

Government of Goa

Print Date & Time : 23-09-2015 01:17:46 PM

Document Serial Number : 869

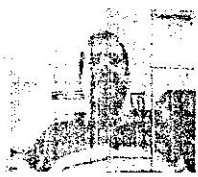
Presented at 12:58:00 PM on 23-09-2015 in the office of the Sub-Registrar(Quepem) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	28000.00
2	Processing Fees	280.00
	Total :	28280.00

Stamp Duty Required: 49000.00

Stamp Duty Paid: 49000.00

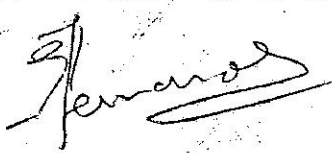
Virendra Yeshwant Dessai presenter

Name	Photo	Thumb Impression	Signature
Virendra Yeshwant Dessai, s/o Yeshwant Vithoba Desai , Married, Indian, age 47 Years, Business, r/o H.No.M-7, Culwado, Cuncolim, Salcete-Goa As a Sole Proprietor of M/s Vidhi Construction			

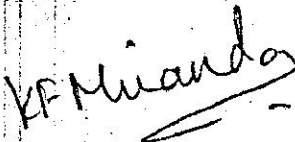
Endorsements

Executant

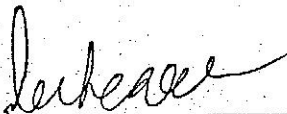
1. Edwy Fernandes e Miranda, s/o Late Egidio Francisco Fernandes, Married, Indian, age 57
Years, Service, r/o H.No.114, Dandora, Cuncolim, Salcete-Goa

Photo	Thumb Impression	Signature
		

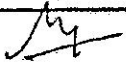
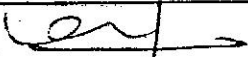
Camelia Fernandes e Miranda, w/o Edwy Fernandes e Miranda, Married, Indian, age 53
Years Business, r/o H.No.114, Dandora, Cuncolim, Salcete-Goa

Photo	Thumb Impression	Signature
		

Virendra Yeshwant Dessai, s/o Yeshwant Vithoba Desai, Married, Indian, age 47 Years, Business, r/o H.No.M-7,
Dawado, Cuncolim, Salcete-Goa As a Sole Proprietor of M/s Vidhi Construction

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Laxmikant Naik , s/o Vinayai Naik, Married, Indian, age 42 Years, Service, r/o H.No.1063/B, Cuncolim, Salcete-Goa	
2	Ram Vishwanath Phal , s/o Vishwanath Phal, Married, Indian, age 60 Years, Service, r/o H.No.636, Moll, St. Jose De Areal, Salcete-Goa	


Sub Registrar
REGISTRAR
QUEPDM

Scanned By:-

Signature:-

Book-1 Document
Registration Number QPM-BK1-00843-2015
CD Number QPMD5 on
Date 12-10-2015


SUB-REGISTRAR
Sub-Registrar (Quepem)
QUEPTEM

Scanned By:- *Kalpana Rajinikan*

Signature:- *lew*

Designed and Developed by C-DAC, ACTS, Pune

