

**CERTIFICATE OF TITLE**

**I.- Description of the Property.**

All that Plot of land admeasuring 8700 sq.mts. surveyed under Survey No.45/9, on which stands the Project '**RAGHAVAN GREEN VALLEY**' of Village Socorro, identified as "**FIRGYACHE BHAT**" being part of "**GORBATA MORADA VELHA**" and '**GORBATA MORADA NOVA**', situated at Socorro, within the limits of Village Panchayat Socorro, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa; which property is a separated Plot of the whole two properties adjoining each other and known as '**GORBATA**' or "**FIRGYACHEM BATTA**" described in the Land Registration Office of Bardez under no.39267 at Folio 180 of Book B-100 (New) and **GORBATA** or **FORGYACHEM BATTA** wholly described in the Land Registration Office of Bardez under no.39268 at folios 180V of Book B-100 and is enrolled together under Matriz nos.107 and 212 in the respective Matriz in the Taluka Revenue Office of Bardez at Mapusa.

The said whole Property is bounded as under:-

Towards the North:-By Survey no.45/9-A and partly  
Village Road.

Towards the South:-By Plot bearing Survey no.43  
(with developed public road).

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-2-

Towards the East :-Sy.no.44/1 of Socorro.

Towards the West :-Sy.no.45/9-A and 45/8.

II.- Description of the Documents Scrutinised.

I have examined the following documents which are valid as per existing laws:-

- (i) Certificates of Description and Inscription from Land-Registrar Bardez.
  - (ii) Form I and XIV concerning Survey no.45/9 of Socorro.
  - (iii) Extract of Inventory on the death of Manuel Maria Rebeiro de Santana in the Court of Civil Judge Senior Division Mapusa Bardez Goa.
  - (iv) Will dated 24-05-1979 drawn at folio 58 onwards of book no. 180 in the Book of Wills at Mapusa, Bardez, Goa.
  - (v) Deed of Declaration of Succession or Succession Certificate dated 12-10-1992 drawn at folio 89v onwards of book no. 642 of Panaji, Goa and published in Gazette No.31 III Series dated 29-10-1992.
  - (vi) Deed of Sale dated 14-1-1999 registered under no.176 of book I Vol.630 dated 21-01-1999 in the Office of Sub-Registrar Bardez.
  - (vii) Deed of Sale dated 10-5-2001 registered under no.1054 of Book I Vol.822 dated 16-05-2001 in the Office of Sub-Registrar Bardez.
- Smt.*

-3-

- (viii) Deed of Sale dated 15-2-2006 registered under no.1065 at Pages 219 to 254 of book I Vol.1548 dated 17-02-2006 in the Office of Sub-Registrar Bardez.
- (ix) Construction Licence no.VP/SOC/1095/2006-2007 dated 16-9-2006 to Bindu Jalan for construction of a residential building from Village Panchayat Socorro.
- (x) Construction Licence no.VP/SOC/436/2007-2008 dated 5-6-2007 for construction of Villas X1 to X3-Y-1 to Y-3 in Sy.no.45/9 at Socorro-Britona from Village Panchayat Socorro.
- (xi) Occupancy Certificate under no.VP/SOC/2550/2008-2009 dated 15-11-2008 from Village Panchayat Socorro.
- (xii) Order dated 15-3-2010 under no.TB/20796/2010/987 issued by the Dy. Town Planner, Mapusa Bardez Goa.
- (xiii) Order from Town Planner, dated 28-7-2010 under no.DB/20796/2010/2665.
- (xiv) Construction Licence under no.VP/SOC/1536/2010-2011 dated 4-10-2010 from Village Panchayat Socorro.
- (xv) Order of Completion dated 4-9-2012 under no.4312 from the Office of Town and Country Planning Department.
- (xvi) Occupancy Certificate under no.VP/SOC/2304/2012-2013 dated 12-12-2012 from Village Panchayat Socorro.

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-4-

- (xvii) Technical Clearance Order bearing Ref. No. DB/20796/SOC/TCP-18/3877 dated 19/09/2018, issued by the Town and Country Planning Department.
- (xviii) Conversion Sanad bearing reference no. 4/275/CNV/AC-III/2018/1379 dated 11/12/2018, issued by the Additional Collector-III, North Goa District, Mapusa, Goa.
- (xix) Construction License bearing Ref. No. VP/SOC/2519/2018-2019 dated 15/01/2019, from the Village Panchayat of Socorro.
- (xx) Survey Plan.

III.- OFFICES SEARCHED

I have taken searches in the Offices of Archives, Land-Registrar/Sub-Registrar Ilhas and Bardez, Court of Civil Judge Bardez.

IV.- FLOW OF TITLE.

On perusal of the above listed documents and on giving searches in the relevant Offices, I confirm that the said property belonged to Graciano Andre Joao Ribeiro de Santana also known as Graciano Ribeiro Santana married to Rosa Maria Carmela Rodrigues Chico.

That upon the death of said Graciano Andre Joao Ribeiro de Santana, also known as Graciano Ribeiro, the said Property was allotted to his widow Rosa Maria Carmela Rodrigues Chico and son

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-5-

Dr. Manuel Maria Ribeiro de Santana also known as Manuel Maria Ribeiro respectively.

That accordingly half undivided rights to the Said Property described under Nos.39267 at Folio no.180 of B-100 (New), 39268 at Folio no.180V of B-100(New) was inscribed in the office of the Land Registrar of Bardez under no.36984 at Folio no.144 of Book no.G-40 in favour of Rosa Maria Carmela Rodrigues Chico.

That other half of undivided rights to the Said Property described under Nos. 39267 at Folio no. 180 of B-100(New) was inscribed in the office of the Land Registrar of Bardez under no.37036 at Folio no. 144 of Book no. G-40 in favour of Dr. Manuel Maria Ribeiro de Santana also known as Manuel Maria Ribeiro.

That Rosa Maria Carmela Rodrigues Chico passed away leaving the following heirs:

1. Idalina de Piedade Aline Marta Ribeiro e Silveira married to Sebastiao Jose Da Silveira.
2. Guilhermina Ribeiro e Goncalves married to Aires Gilberto Ferreira Goncalves;
3. Maria Helena Ribeiro e Sa married to Tomas Milagres de Sa;
4. Henriques Bastos Ribeiro de Santana, widower;
5. Celisa Ribeiro E Menezes married to Mario de Menezes;

*Cona*

-6-

6. D. Altino Ribeiro de Santana, unmarried
7. Padre Orlando Ribeiro de Santana, unmarried;
8. Cintia Ribeiro de Santana, unmarried
9. Manuel Maria Ribeiro de Santana also known as Manuel Ribeiro (deceased) leaving behind:
  - a. Graciano Geraldo Ribeiro;
  - b. Olavo Kenneth Ribeiro;
  - c. Tereza Carmela Ribeiro; and
  - d. Hubert Francisco Ribeiro.

That Inventory Proceedings was instituted upon the demise of Rosa Maria Carmela Rodrigues Chico in the court of the Third Office of the Judicial Division (Comarca) of Bardez at Mapusa Goa.

The said Property was listed as item no. 11 and 12 respectively. Vide Order dated 16/01/1968, the said property bearing Item No. 11 was allotted to Graciano Geraldo Ribeiro, son of Deceased Manuel, and Item No.12 was allotted to Henrique Bastos Ribeiro de Santana.

That Manuel Maria Ribeiro de Santana also known as Manuel Ribeiro passed away leaving behind his half Sharer and Moiety Holder, his widow Angela Venefrida Lourenco Ribeiro, and as Legal heirs, the following children:

1. Graciano Geraldo Ribeiro;
2. Olavo Kenneth Ribeiro;
3. Tereza Carmela Ribeiro; and
4. Hubert Francisco Ribeiro.

*Final*

-7-

That an Inventory Proceedings was instituted upon the demise of Manuel Maria Ribeiro de Santana also known as Manuel Ribeiro in the court of the Third Office of the Judicial Division (Comarca) of Bardez at Mapusa Goa.

Half share of the said property belonging to the deceased Manuel Maria Ribeiro de Santana also known as Manuel Ribeiro was listed as item no. 26 in the said inventory proceedings.

Vide Order dated 12/04/1955, 1/4<sup>th</sup> share of Item No. 26 was allotted to Angela Venefrida Lourenco Ribeiro and remaining 1/4<sup>th</sup> share of item no. 26 was allotted to Graciano Gerald Ribeiro.

One Half of the Property '**GORBATA**' or "**FIRGUEACHEM BATA**", described under no.39267 at Folio no.180 of B-100 (New), 39268 at Folio no. 180V of B-100(New) along with other Properties was inscribed in the office of the Land Registrar of Bardez under no.43352 at Folio no. 37V of Book no. G-47, in favour of Henrique Bastos Ribeiro de Santana also known as Henrique Ribeiro de Santana.

The said Henrique Bastos Ribeiro de Santana alias Henrique Ribeiro or H. Ribeiro was married to Phyllis D'Silva Ribeiro, who died intestate, leaving behind the following children, namely:

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-8-

1. Derek Amulianath Ribeiro alias Derick Ribeiro married to Louisa alias Liza Ribeiro;
2. Lorna Nirmala Ribeiro Victor alias Lorna Ribeiro Victor married to Rudolf Victor
3. Coral Vimala Ribeiro alias Coral Ribeiro, unmarried and;
4. Elaine Rohini Ribeiro da Vitoria Lobo alias Elaine da Vitoria Lobo married to Erhlick da Vitoria Lobo.

By Will dated 24-05-1979 drawn at folio 58 onwards of book no. 180 in the Book of Wills at Mapusa, Bardez, Goa, Henrique Bastos Ribeiro de Santana alias Henrique Ribeiro or H. Ribeiro bequeathed the said property in favour of his son Derek Amulianath Ribeiro alias Derick Ribeiro.

The said Henrique Bastos Ribeiro de Santana alias Henrique Ribeiro or H. Ribeiro died on 19-04-1991 and his Share devolved upon his son Derek Amulianath Ribeiro alias Derick Ribeiro.

By Deed of Declaration of Succession or Succession Certificate dated 12-10-1992 drawn at folio 89V onwards of book no. 642 of Panaji, Goa and published in Gazette No. 31 III Series dated 29-10-1992, the abovenamed were declared heirs of Henrique Bastos Ribeiro de Santana alias Henrique Ribeiro or H. Ribeiro and Phyllis D'Silva Ribeiro.

*Smt* Ribeiro.



-9-

By Deed of Sale dated 14-1-1999 registered under no. 176 on book no.I vol. no.630 dated 21/01/1999, Derek Amulyanath Rebeiro alias Derek Ribeiro and his wife Louisa Ribeiro alias Liza Ribeiro and Fr. Orlando Rebeiro de Santana, sold an area admeasuring 1350 square meters being part of the said property to Vilas Bhangui, sole proprietor of M/s. Deepra Builders; which Deed is duly registered in the Office of Sub-Registrar Bardez.

By Deed of Sale dated 10-5-2001, Angela Venefrida Lourenco Ribeiro alias Angela Ribeiro and Graciano Ribeiro, married with separation of assets to Leslie Ann Ribeiro, sold an area admeasuring 7350 sq.mts. being the remaining part of the said property, to Vilas B. Bhangui and Vasudeo N. Kabadi; which Deed is duly registered under no.1054 of book I Vol.822 in the Office of Sub-Registrar Bardez.

By Deed of Sale dated 15-2-2006, duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, bearing Registration No.1065 at pages 219 to 254 of Book No.I Vol. No.1548 dated 17/02/2006, said Shri Vasudeo N. Kabadi along with his wife Smt. Rajani Vasudeo Kabadi and Shri Vilas Bhanudas Bhangui along with his wife

Sonal

-10-

Smt. Milan V. Bhangui sold the said Property admeasuring 8700 square meters to Smt. Bindu Jalan.

On 16-9-2006 Village Panchayat Socorro issued Licence under no.VP/SOC/1095/2006-2007/ for construction of a residential building.

Bindu Jalan started the construction of Phase I in the Project "RAGHAVEN GREEN VALLEY".

On 5-6-2007 Village Panchayat Socorro issued Construction Licence no.VP/SOC/436/2007-2008 to Bindu Jalan for construction of Villas X1 to X3-Y-1 to Y-3 in Sy.no.45/9 at Socorro-Britona.

On 07-10-2008 Town and Country Planning Department issued Order for construction of Phase I and Phase II.

On 9-1-2009 Village Panchayat Socorro issued Occupancy Certificate to Bindu Jalan for Villas X1 to X3, Y1 to Y-3 and Z1 to Z-4.

On 15-3-2010 the Dy. Town Planner issued an Order for construction of Community Hall in residential building no.1 (Revised Plan) for construction in the said Plot.

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-11-

On 28-7-2010, the Dy. Town Planner, issued Order under no.DB/20796/2010/2665 to the construction in the said Plot.

On 4-10-2010 Village Panchayat Socorro issued Licence under no.VP/SOC/1536/2010-2011 to Bindu Jalan for construction of a residential building.

After this Licence Bindu Jalan has built two more Row Villas and sold one of it to Prospective Purchaser.

On 12-12-2012 Village Panchayat Socorro issued Occupancy Certificate to Bindu Jalan under no.VP/SOC/2304/2012-2013 for occupancy of a Residential Building and the said Row Villas.

Vide Technical Clearance Order bearing Ref. No. DB/20796/SOC/TCP-18/3877 dated 19/09/2018, the Town and Country Planning Department granted Technical Clearance for the proposed construction of residential project to Smt. Bindu Jalan.

Vide Conversion Sanad bearing reference no. 4/275/CNV/AC-III/2018/1379 dated 11/12/2018, the Additional Collector-III, North Goa District, Mapusa Goa, has allowed conversion of land admeasuring 3330 square meters for the purpose of Residential use to Bindu Jalan.

Sanad

-12-

Vide Construction License bearing Ref. No. VP/SOC/2519/2018-2019 dated 15/01/2019, the Village Panchayat of Socorro, granted License for carrying out the proposed construction of residential Project in the Said Property.

Bindu Jalan now constructing Phase III in the said project.

V.- OPINION

In the above circumstances, I confirm that Smt. Bindu Jalan has and holds absolute, valid and marketable title to the said Plot with the Project standing thereon identified as "**RAGHAVAN GREEN VALLEY**", subject to the Agreements with various Purchasers if any.

Panaji, 16-09-2019



Adv. S.S. Naik

4024

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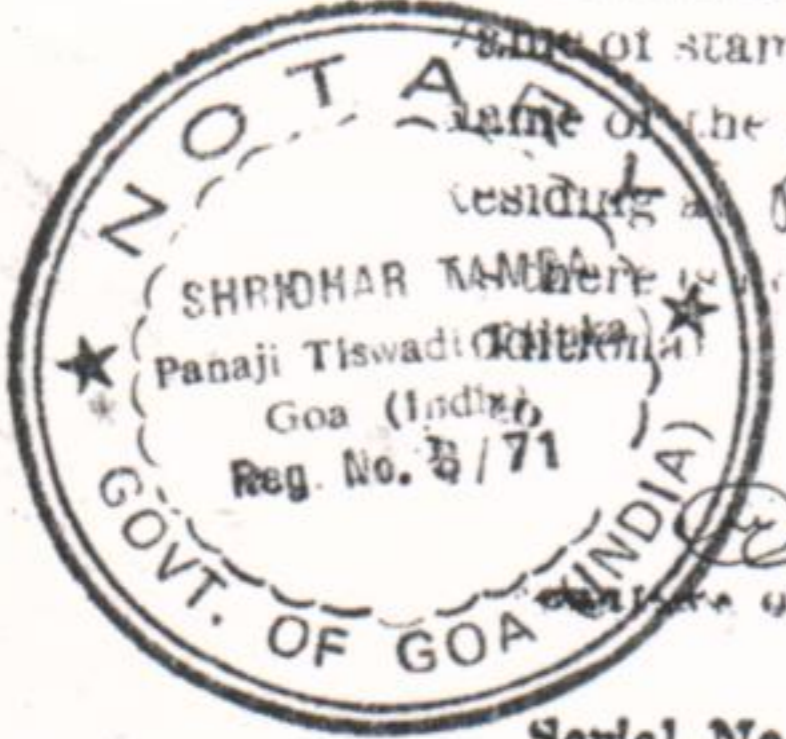
Titles



गोवा GOA

000900

No. 2073. Place of vend. Panaji. Date of issue 10/02/06.  
 Value of stamp paper... Rupees Twenty five Thousand only  
 Name of the purchaser: Bindu Jalani.



Residing at Miramar - Panaji Goa

Value of the property... Two Lacs  
 and is attached with Forty  
 Thousand only

Bindu Jalani  
 Signature of Purchaser

Serial No. 627/06.  
 Executed at the Office of the  
 Sub-Registrar of Bardez, Goa,  
 between the hours of 9/30  
 and 9/45 on 16/2/06.

Registered fees for Rs. ....	N. P.
Stamp duty	1,20,000/-
Registration [100]	150/-
Endorsements	10/-
Postage .....	1,20,160/-
Total Rs.	

Bindu Jalani  
 Bindu Jalani

DEED OF SALE  
 SUB-REGISTRAR  
 BARDEZ

SUB-REGISTRAR  
 BARDEZ



TRUE COPY



गोवा GOA

000899

No. 2073 Place of issue Panaji Date of issue 10/02/06  
 Value of stamp paper Rupees Twenty five Thousand only  
 Name of the purchaser Bindu Jalan  
 Residing at Miramar Panaji Goa Two Lacs  
 As there is no one else... Fifty Thousand  
 Additional... only  
 Signature of the purchaser Bindu Jalan  
 Signature of the witnesses



-2-

THIS DEED OF SALE is made  
 at Mapusa, Goa on this 15-th  
 day of February of the year two  
 thousand and six.

Bindu Jalan  
 Witness





गोवा GOA

000901

No. 2073. Place of issue Panaji. Date of issue 10/02/06.  
 Value of stamp paper Rupees Twenty five Thousand only  
 Name of the purchaser Bindu Jalan  
 Residing at Miramar Panaji - Goa  
 As there is no other stamp attached along with this stamp paper.  
 Additional stamp value is attached along with this stamp paper.

*[Signature]*  
 Signature of the Guarantor

Two Lacs forty Thousand only  
*[Signature]*  
 Signature of Purchaser



-3-

BETWEEN

(1) (A) - SHRI. VASUDEO N. KABADI son of late Narayan Kabadi, aged 60 years, businessman, married and his wife;



गोवा GOA

000902



No. 2073 Place of issue Panaji Date of issue 10/02/06  
 Value of stamp paper Rupees Twenty five Thousand only  
 Name of the merchant Bindu Jalani  
 Residing at Miramar Panaji Goa  
 As there is no additional stamp paper attached along with this stamp paper  
 Signature of the merchant Bindu Jalani  
 Signature of the witness

-4-

(b) SMT. RAJANI VASUDEO KABADI, daughter of Shri. Suryaji N. Gaunekar aged 56 years, housewife, represented in this Deed through her lawful







04AA 401901

2073 Panaji 10/02/06  
Rupees Ten Thousand only  
Bindu Jalan  
Miramar Panaji - Goa

Two Lacs Forty  
Thousand  
only

Bindu Jalan  
Notary Public



-5-

attorney her husband Shri. Vassudeo  
N. Kabadi by a duly constituted  
Power of Attorney dated 19<sup>th</sup> March  
2003, executed before Notary Adv.





04AA 401700

2073 PANAJI 10/02/06  
 Rupees Ten Thousand only

Bindu Jalan  
 Miramar Panaji - Goa  
 Two Lacs Forty Thousand only

*Bindu Jalan*  
 Signature of Plaintiff



-6-

Gopal V. Tamba, both now residing at  
 E-44 Masjid Moth, G.K. III New Delhi.





04AA 401902

2073 Panaji 10/02/06  
Rupees ten thousand only  
Bindu Jalani  
Miramar Panaji - Goa

Rs. Two Lacs Forty Thousand only  
Bindu Jalani



(M)

-7-

2. (a) SHRI. VILAS BHANUDAS BHANGUI,  
son of late Bhanudas Bhangui, aged





04AA 401903

2073

Panaji

10/02/06

Rupees Ten Thousand only

Bindu Jalan

Mirammar Panaji - Goa

Two lacs Forty thousand only

Bindu Jalan  
Proprietor of Mirammar



-8-

60 years, businessman, married and his wife; (b) SMT.MILAN V. BHANGUI,

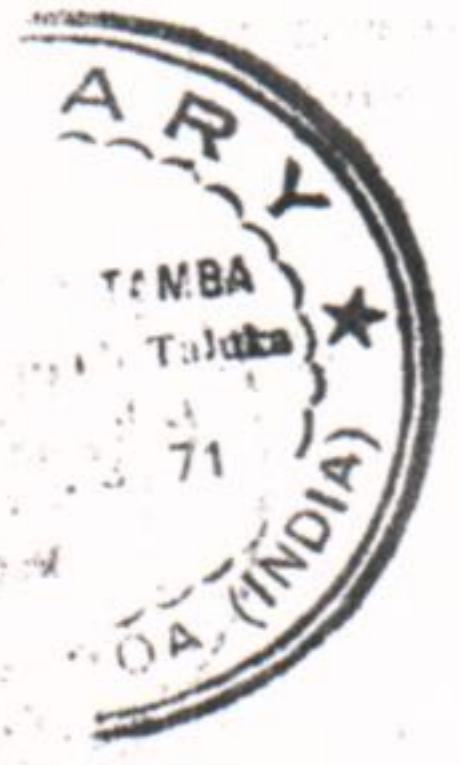




04AA 401904

No. 2073 Date of issue Panaji Date of issue 10/02/06  
 Value of stamp paper Rupees Ten Thousand only  
 Name of the purchaser Bindu Jalan  
 Address Miramar Panaji - Goa

Value of the attached file Two Lacks Forty Thousand only  
 Signature of Bindu Jalan



-9-



daughter of late Shivaji P.  
 Sardesai aged 59 years, housewife,





04AA 401905

Year 2073... Place of issue Panaji... Date of issue 10/2/06  
Type of stamp paper Rupees Ten Thousand... only  
Name of the purchaser Bindu Jalan  
Residing at Miramar Panaji-Goa  
As there is no other additional...

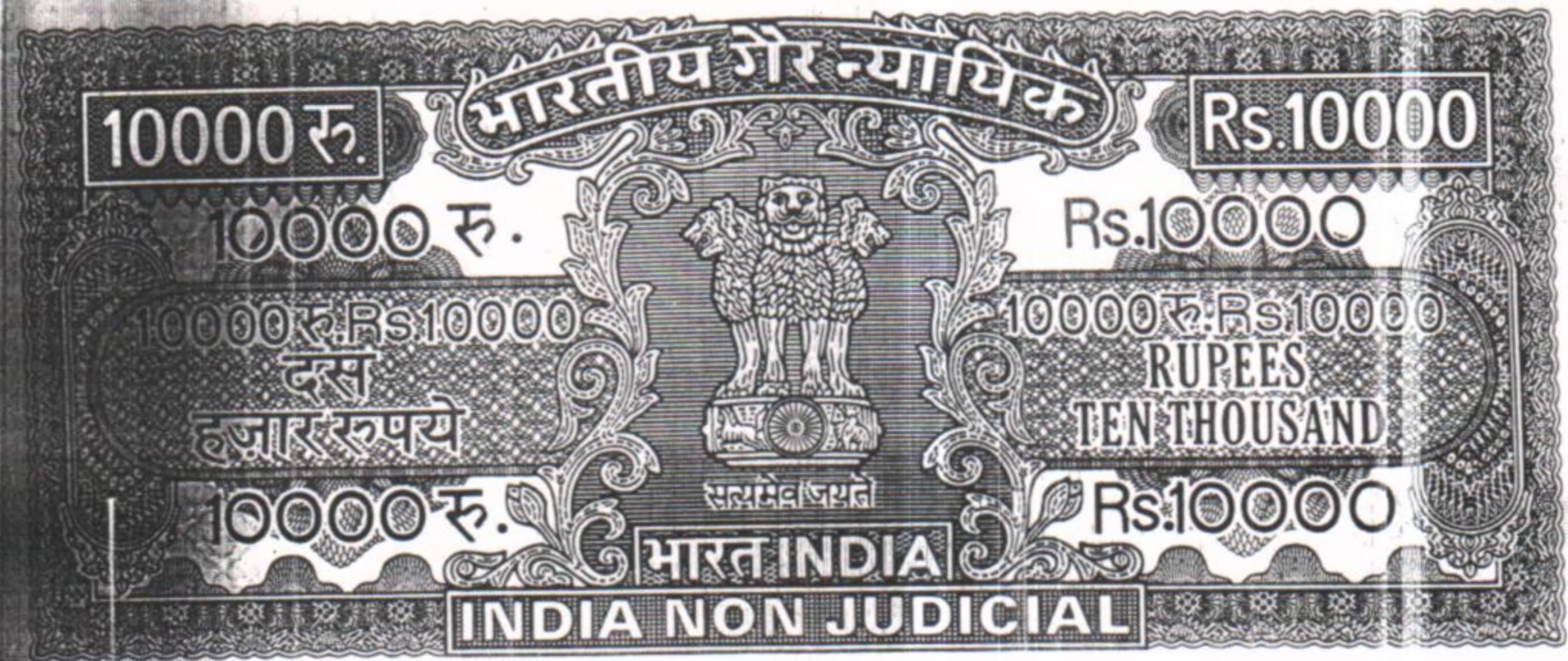
Value of the Two Lacs Forty Thousand only  
Signature of the purchaser Bindu Jalan

Signature of the...

-10-

residing at 2C Surekha, Altinho-Panaji, Goa herein after called the



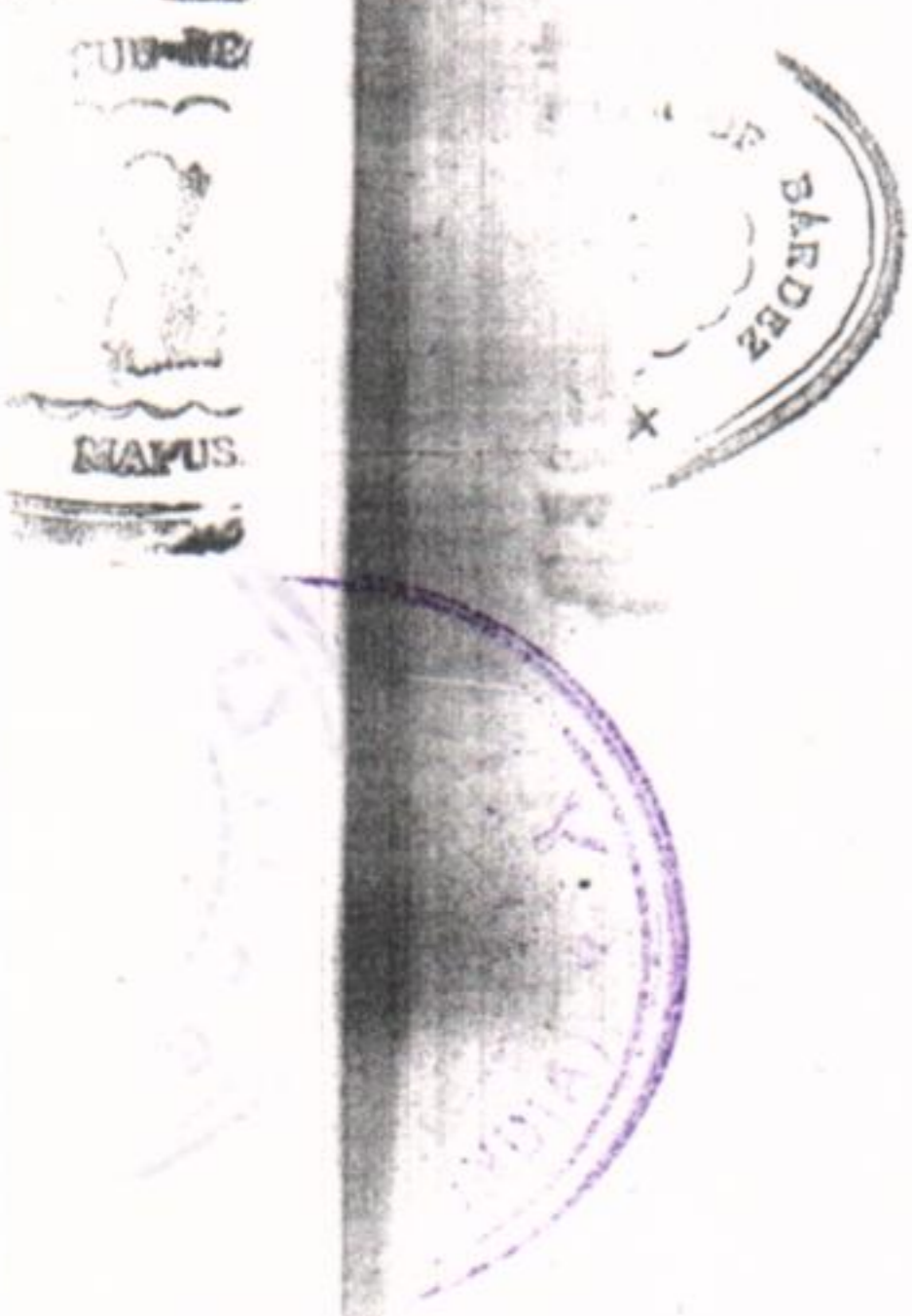


04AA 101906

No. 2073 Place of issue Panaji Date of issue 10/02/06  
Value of stamp paper Rupees Ten Thousand only  
Name of purchaser Bindu Jagan  
Address Miramar Panaji - Goa  
Value of the stamp Two Lacs Forty Thousand  
Bindu Jagan only



"VENDORS", which expression shall unless repugnant to the context and



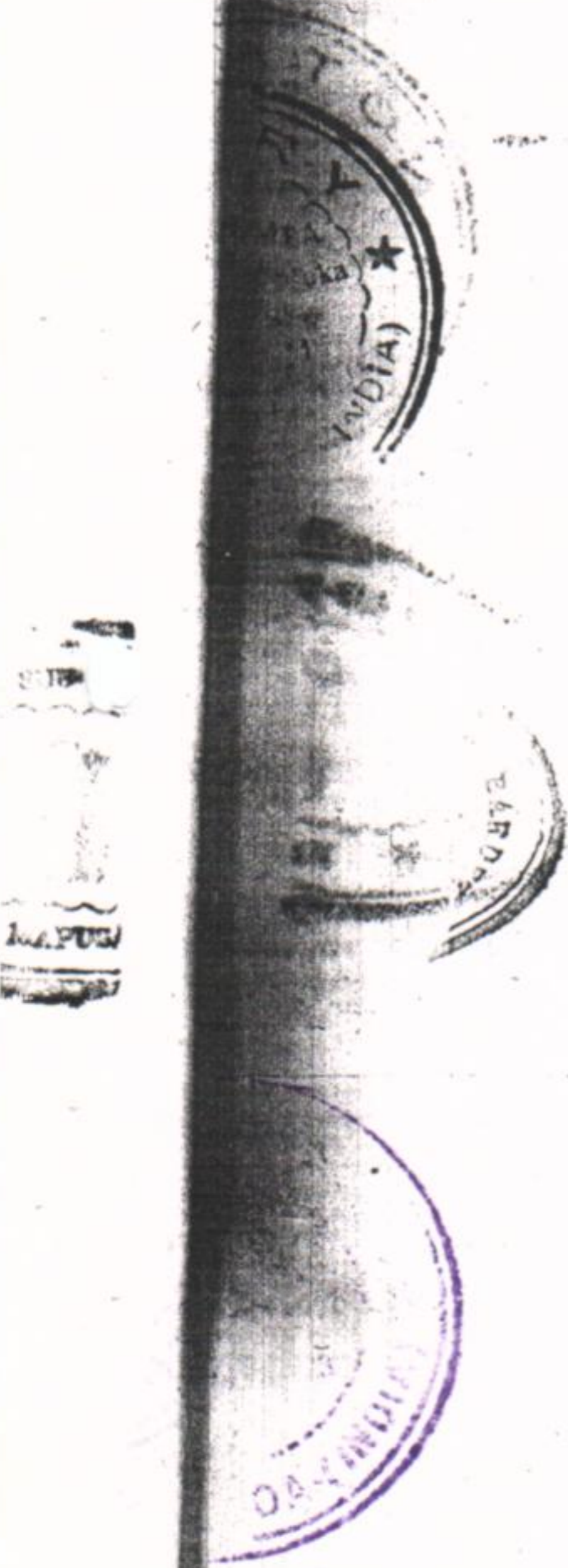


04AA 401907

2013. Place of issue Panaji Date of issue 10/02/06  
Stamp paper Rs. Ten Thousand only  
Purchaser Bindu Jalan  
Miramar Panaji - Goa  
Value of Rs Two Lacs Forty Thousand only  
Bindu Jalan  
only

-12-

meaning there of include their  
respective heirs, legal







04AA 401908

No. 2073 Place of purchase Panaji Date of issue 10/02/06  
 Value of stamp paper Rupees ten thousand only  
 Name of the purchaser Bindu Jalan  
 Residing at Miramar Panaji - Goa  
 As there is no one single stamp paper of the value of Rs. Two Lacs Forty Thousand only  
 Additional stamp paper (of the value of Rs. Ten thousand only) is attached along with this stamp paper.

*[Signature]*

*[Signature: Bindu Jalan]*

Signature of the Sub-Officer, Revenue

Signature of the Purchaser

-13-

representatives, successors,  
 executors and assigns) AS PARTY OF  
 THE FIRST PART.

All Indian Nationals.





04AA 401909

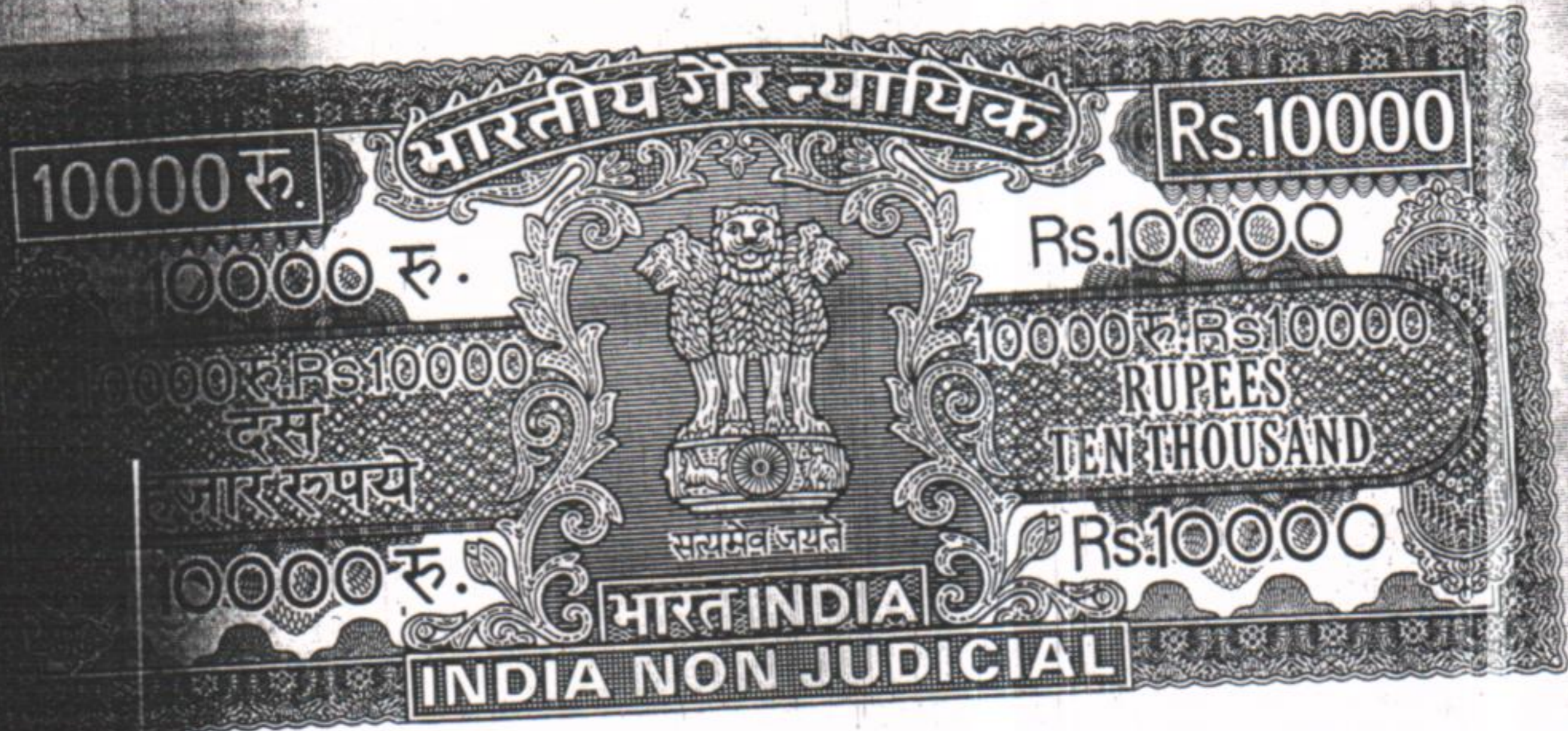
... 2073 ... Page of ... Panaji ... Date of issue 10/2/06  
... Rupees Ten Thousand only  
... Bindu Jalan ...  
... Miramar Panaji - Goa ...  
... Two Lacks Forty Thousand only  
... Bindu Jalan ...  
... Member of ...

-14-

AND

(2) - SMT. BINDU JALAN, wife of Shri Prakash Jalan, aged 37 years,





04AA 401910

2073 Panaji 10/02/06  
value of stamp Rupees Ten thousand only  
name of the purchaser Bindu Jalani  
residing at Miramar Panaji - Goa  
if there is no value attached to the stamp  
additional stamp value is...

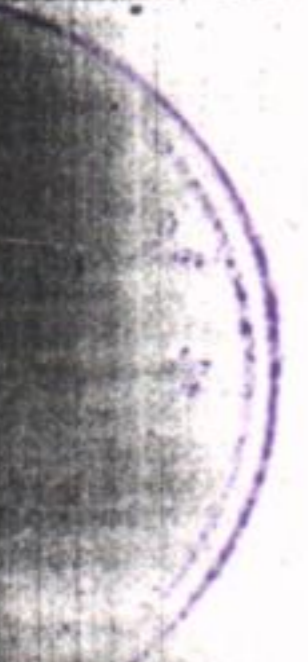
Two lacs Forty thousand only  
Bindu Jalani  
Member of Panaji...



*[Handwritten signature]*  
MEMBER OF PANAJI...

-15-

occupation Business, residing at  
A2/2, New Horizon, D. B. Marg,





04AA 401911

2073

Value of stamp  
Name of  
Residing at  
Is there is no  
Additional

Panaji  
Rupees Ten Thousand only  
Bindu Jalan

10/02/06

Miramar Panaji - Goa

Two Lacs Forty Thousand only  
Bindu Jalan  
Signature of Miramar

*(Signature)*

-16-

Miramar, Goa Indian National  
hereinafter referred to as the

STAMP

*(Circular Stamp)*



04AA 401913

2073

Name of stamp  
Name of  
Residing at  
If there is  
Additional

Panaji  
Rupees Ten thousand only  
Bindu Jalan

10/02/06

Two lacs Forty thousand only

Bindu Jalan  
Signature of Purchaser



"PURCHASER" (which expression shall unless repugnant to the context and





04AA 401912

... 2073 Panaji ... 10/02/06  
 name of stamp paper ... Rupees Ten Thousand only  
 name of ... Bindu Jalan  
 residing at ... Miramar Panaji - Goa

... of Rs. Two Lacs Forty Thousand only  
 value is attached with  
 Bindu Jalan  
 Member of Panaji

*[Handwritten signature]*

-18-

meaning there of include her  
 respective heirs, legal  
 representatives, executors,  
 administrators and assigns) AS  
 PARTY OF THE SECOND PART.



WHEREAS there exists a plot of land admeasuring 8700 sq. mtrs surveyed under Survey Number 45/9 of Soccoro Village, forming part of larger property called "FIRGYACHEM BHAT" BEING part of GORBATA MORADA VELHA and GORBATA MORADA NOVA situated at Soccoro Village within the limits of Village Panchayat of Soccoro, Taluka Bardez, Registration Sub-District of Bardez, District of North Goa, State of Goa, which property is described in detail in Schedule hereunder and delineated in the red coloured boundary lines in the plan annexed hereto.

WHEREAS all that undivided 1350/8700 share of the said property originally belong to MR.DEREK AMULYANATH RIBEIRO alias DEREK RIBEIRO and his wife MRS



LOUISA RIBEIRO alis LISA RIBEIRO  
and FR. ORLANDO RIBEIRO DE  
SANTANA who by a Deed of Sale  
dated 14/01/1999 Registered Under  
No. 176 of Book I volume No.630  
duly registered in the office of  
Sub registration at Mapusa Bardez  
Goa, sold the said property to  
the VENDOR NO. 2(A) MR. VILAS  
BHANGUI and all that undivided  
7350/8700 share of the said  
property originally belonged to  
MRS ANGELA VENEFRIDA LOURENCO  
RIBEIRO alias ANGELA RIBEIRO and  
DR. GRACIANO RIBEIRO who by a  
Deed of Sale dated 10<sup>th</sup> May 2001  
Registered Under No.1054 at Pages  
607 to 633 of Book No I Volume  
No. 822 duly registered in the  
office of Sub Registration at  
Mapusa Bardez Goa, sold the said  
property to the VENDOR NO. 1(A)  
MR. VASUDEO N. KABADI and VENDOR



NO. 2(A) MR. VILAS BHANUDAS  
BHANGUI which shares taken  
together constitute one single  
unit.

AND WHEREAS the VENDORS herein  
are thus the owners in possession  
of the SAID PROPERTY.

AND WHEREAS THE VENDORS vide  
an Agreement dated 1<sup>st</sup> August  
2005 agreed to transfer, sell  
and convey to the PURCHASER and  
the PURCHASER agreed to PURCHASE  
the SAID PROPERTY more  
particularly described in the  
SCHEDULE hereunder written, for a  
total consideration of Rs.  
60,00,000/- (Rupees Sixty Lakhs  
Only) On the terms and  
conditions agreed upon by and  
between the Parties hereto in the  
said Agreement.

AND WHEREAS in pursuance of the said Agreement of Sale, the Vendors desire to execute the Sale Deed in favour of the Purchaser.

NOW THEREFORE THIS DEED OF SALE

WITNESSESS AS UNDER:-

In consideration of the amount of Rs. 60,00,000/- (Rupees Sixty Lakhs Only) paid by the PURCHASER to the VENDORS (a sum of rupees thirty lakhs was paid to the Vendors at the time of execution of the said Agreement for Sale and balance price of rupees thirty lakhs has now been paid by the Purchaser to the Vendors (the receipt of the total amount of rupees sixty lakhs the VENDORS do hereby and each of them both herein admit and acknowledge) the VENDORS do hereby sell, convey, transfer and assign to the

(INDIA)  
Handwritten signatures and initials.

REGISTRAR OF SALES  
MADRAS  
Handwritten signatures and initials.

Handwritten signature in purple ink.

PURCHASERS free from encumbrances all their undivided share in the SAID property TOGETHER WITH ALL WAYS, waters, water courses, liberties, privileges, advantages, benefits, claims, demands and easements and appurtenances whatsoever at Law and in Equity in respect of the said property AND ALL the rights, title, estate, interest, claims and demands whatsoever of the VENDORS to the said property hereby conveyed, TO HAVE AND TO HOLD the same to the PURCHASER, absolutely and forever.

II. The vendors hereby mutually covenant with the PURCHASER as follows:

- 1) THE VENDORS are the co-owners of the said property "FIRGYACHEM BHAT" as described above and in the Schedule and have power to sell their undivided share in the same.

2) THE VENDORS do hereby assure the PURCHASER that they have not entered into agreement with any other person for sale, mortgage, lease, transfer or alienation of the said property.

3) THE VENDORS do hereby assure the PURCHASER that they have not created any right, title, interest, encumbrance, lien, liability in respect of the said property in favour of anyone.

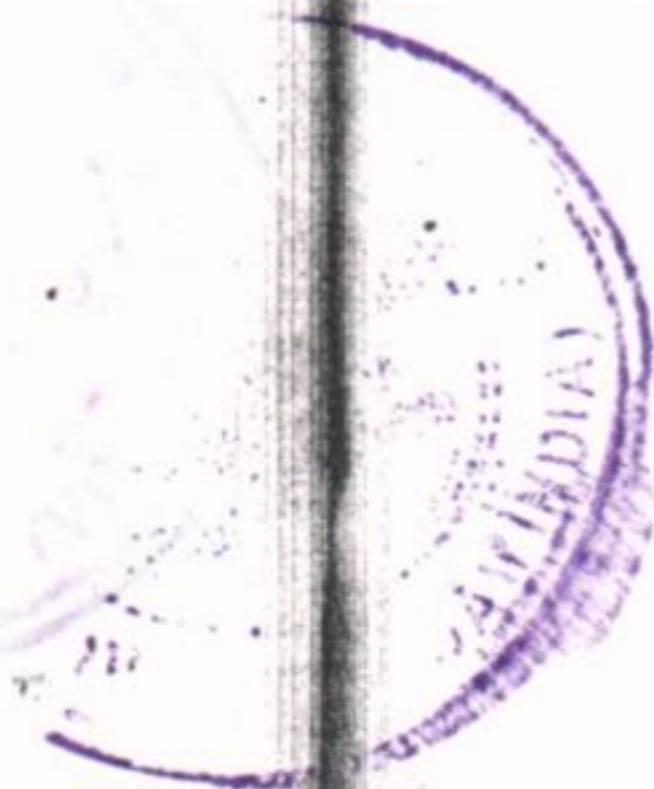
4) THE VENDORS do hereby indemnify and to keep her indemnified the Purchaser against any claim, lien or encumbrance of any nature and assure the Purchaser that the claims if any shall be made good by the Vendors, without any disturbance to the possession of the Purchaser.

GOA (INDIA)  
1/71



5) The Vendors hereby undertake to give their no objection to the Purchaser for mutation and inclusion of her name in Survey Form I and XIV of Survey no.45/9 of Village Socorro Bardez upon receipt of the full consideration in irrevocable funds.

6) The PURCHASER has inspected and investigated or caused to be investigated the title to the said property and relevant documents and has satisfied herself about the title of the said VENDORS which is found clear, marketable and free from encumbrances and certified copies of the title deeds and registration documents have been delivered and are in possession of the PURCHASER.



7) The premises described in the context and in the schedule shall be taken to be correctly described and if any error, misstatement or omission shall be discovered, the same shall not annul or invalidate this sale nor shall any compensation be allowed in respect thereof and any such error or omission shall be rectified by all the parties hereto.

8) The total consideration of Rs.60,00,000/- (Rupees Sixty Lakhs Only) is the fair market value of the said property hereby sold.

9) The Sale Deed is for Rs. 60,00,000/- (Rupees sixty lakhs only) accordingly the stamp duty paid is Rs. 2,40,000/-.



- 10) That all the expenses of this Sale Deed, such as stamp duty, registration fee, legal charges, etc whatsoever have been paid and borne by the PURCHASER.

SCHEDULE

All that plot of land admeasuring 8700 square metres surveyed under survey no. 45/9, of Socorro Village Taluka Bardez of the Property known as FIRGYACHE BHAT being part of "GORBATA MORADA VELHA" and "GORBATA MORADA NOVA" situated at SOCORRO VILLAGE, within the limits of the Village Panchayat of Socorro Taluka, Bardez, Registration Sub-District of Bardez, District of North Goa, State of Goa, which is a separated plot of the whole two properties adjoining each other



and known as "GORBATA" or "FIRGYACHEM BATTA" described in the Land Registration Office in Bardez under No. 39267 at folio 180 of Book B- 100 and GORBATA or FIRGYACHEM BATTA wholly described in the land Registration Office at Bardez under No. 39268 at folios 18V of book B 100 and enrolled together under Matriz Nos. 107 and 212 in the respective "Matriz" in the Taluka Revenue Office of Bardez at Mapusa.

The Plot, as distinct Plot is bounded as under:-

On the EAST:	By Survey No. 44/1
On the WEST:	By survey No. 45/9-A and 45/8.
On the NORTH:	By village road.






On the SOUTH: By plot bearing  
survey No. 43  
(with developed  
public road).

IN WITNESS WHEREOF, THE  
VENDORS and the PURCHASER have  
signed this Deed of Sale in  
original and on two stamped  
duplicates, the original to be  
kept by the PURCHASER and the  
duplicate to be kept by the  
VENDORS, on the day and year  
first above written.



VENDORS

1. 


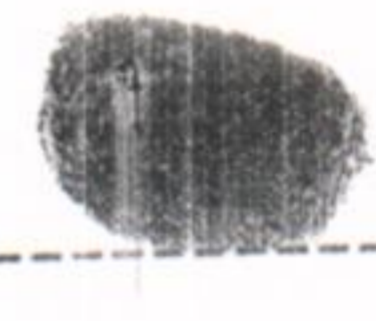
(a) MR. VASUDEO N. KABADI,  
for self and as  
Attorney for

(b) MRS. RAJANI VASUDEO KABADI





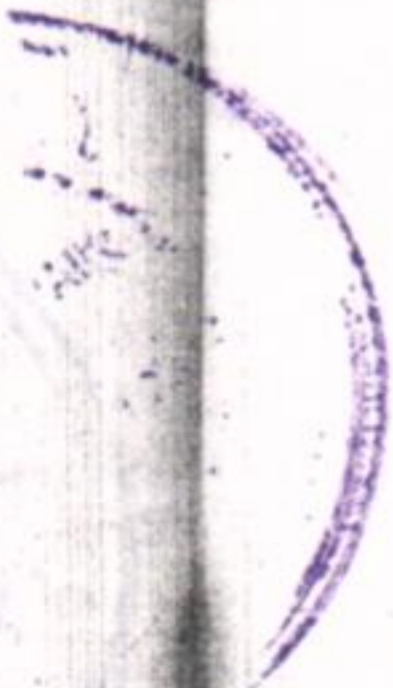
1.  1. 

2.  2. 

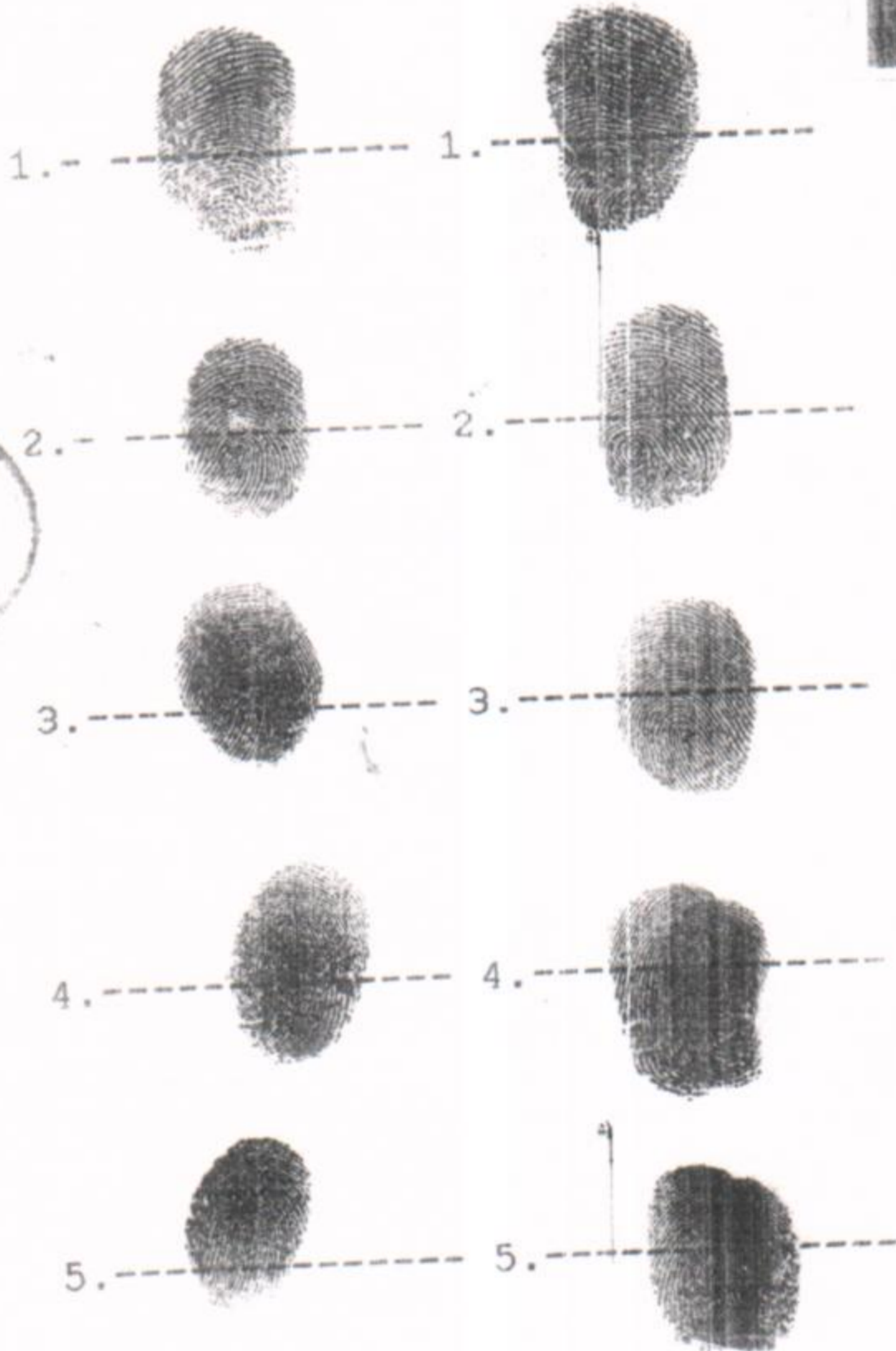
3.  3. 

4.  4. 

5.  5. 



2(a) MR. VILAS BHANUDAS  
BHANGUI



*[Handwritten signature]*

(b) MRS. MILAN V. BHANGUI  
*for* VENDORS.



1.

1.



2.

2.



3.

3.



4.

4.



5.

5.



THE SEAL



Bindu Talan.

(B) MRS. BINDU TALAN  
PURCHASER



1.

2.

3.

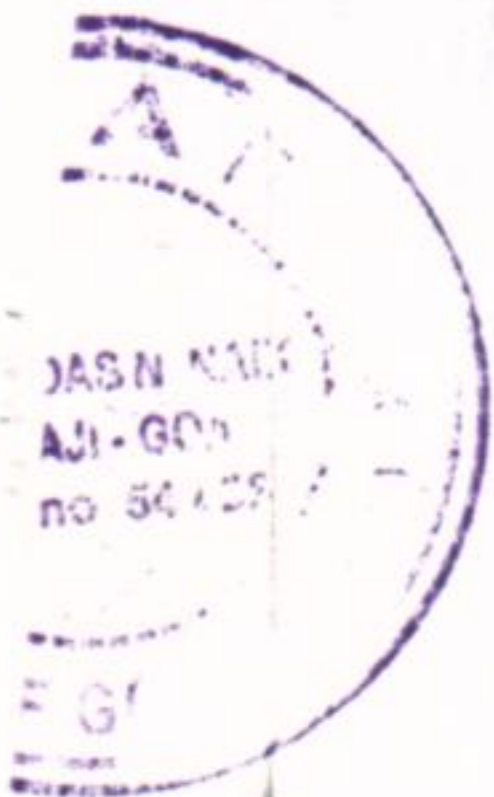
4.

5.

WITNESSES

1.   
MR. NEERAJ KUMAR GAUR

2.   
MR. HITENDRA K. P. PRABUDESSAI



PLAN  
SHOWING THE PLOTS SITUATED  
AT SOCORRO VILLAGE  
OF BARDOLAI TALUKA  
S. NO. 529 DIV. NO. 1079  
SCALE: 1:1000



*Rabari*

*Sainda Taluk*



RECEIVED FROM PT. SHEET NOS: 597 1306 Ks  
OF SOCORRO VILLAGE ON 23.1.03  
BY *[Signature]*

CHECKED BY  
*[Signature]*  
23.01.03



(1) Mr. Vasudeo N. Khabadi,  
s/o late Narayan Khabadi,  
60 yrs, businessman, married,  
s/o New Delhi for self and  
as a attorney for.

(2) Smt. Rajani v. Khabadi, d/o  
Shri. Suryaji N. Gaunekar,  
56 yrs, housewife, s/o New  
Delhi.

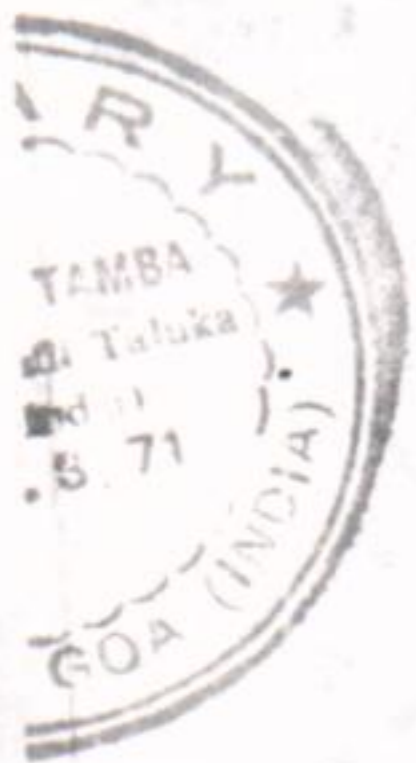
(3) Mr. Vilas B. Bhangui, s/o  
late Bhanudas Bhangui, 60 yrs,  
businessman, married,  
s/o Altinho, Panaji - Goa.

(4) Mrs. Milan v. Bhangui  
d/o late Shivaji P. Sardesai  
59 yrs, housewife,  
s/o Altinho Panaji - Goa

(5) Mrs. Bindee Jalan, w/o  
Shri Prakash Jalan, 37 yrs,  
Business, s/o Miranvar,  
Goa.

executing parties 1 to 4.

admits execution of the so called  
sale



GOVT. OF INDIA  
REGISTRAR OF COMPANIES  
ALTINHO

1) Abas

2) [Signature]

3) Luq

c) Botaleu

1) Adm Shreeke Keram Boulevard,  
nyor, rumah, lantai 40  
Honey Jones, Ave Paul, Goa  
2) Mr. Prabash Lary Telat, aged 40  
years, known business of A2/2, New  
Lonsis - A. B. May, Marana, Pango - Goa  
bata India dari identitas ke end

1) Spedent  
19/2/06

2) Braun Jany

[Signature]  
SUB-REGISTRAR  
BARDEZ



TRUE COPY

[Signature]  
25/09/06  
GOCULDAS N. NATE  
NOTARY AT PANAJI  
STATE OF GOA-INDIA

4024/06  
25/09/06



registered No. 1065  
at pages 219 to 254.  
Book No. I Volume No. 1548  
date 17/2/2006.

.....  
Sub-Registrar.



**FORM I & XIV**

नमुना नं १ व १४

Date : 17/09/2019

Page 1 of 1

Taluka	BARDEZ	Survey No.	45
तालुका		सर्वे नंबर	
Village	Socorro	Sub Div. No.	9
गांव		हिस्सा नंबर	
Name of the Field	Firgyache Bhat	Tenure	
शेताचें नांव		सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.87.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.87.00

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.87.00

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Bindu Jalan		17494	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार -----Nil-----		

## Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत	Unirrigated जिरायत	Land not Available for Cultivation नापिक जमीन		Source of irrigation सिंचनांचा प्रारि	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	-----Nil-----									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.