

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Serial No. 2409 Place of Vendor MARGAO Date 21/10/19 092356

Value of Stamp Paper: 25000/-

Name of Purchaser: William Dias

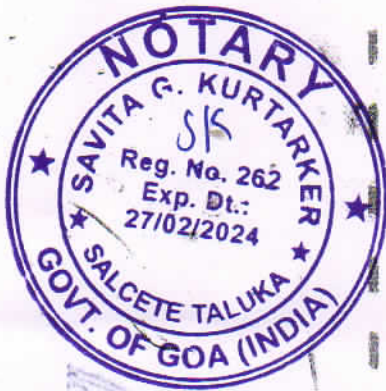
Residence: Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 110000/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign. Kolwalkar
Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Signature of Purchaser



DEED OF SALE

William J. Dias

William

Mr. Anil Sawant

Mrs. Anuradha Anil Sawant

Mr. William John Dias



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA



Serial No. 2409 Place of Vendor MARGAO Date: 21/10/19

Value of Stamp Paper: 25000/-

Name of Purchaser: William John Dias

Residence: Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 1,00,000/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign.
Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-1
Margao-Goa

Signature of Purchaser

092357



DEED OF SALE

Mr. Anil Sawant

Mrs. Anuradha Anil Sawant

Mr. William John Dias

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

092358

Serial No. 2409 Place of Vendor MARGAO Date: 21/10/19

Value of Stamp Paper: 25000/-

Name of Purchaser: William John Dias

Residence: Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 110000/-

Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign. Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Signature of Purchaser



DEED OF SALE

Mr. Anil Sawant

Mrs. Anuradha Anil Sawant

Mr. William John Dias

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Serial No. 2409 Place of Vendor MARGAO Date: 21/10/19

092359

Value of Stamp Paper: 25000/-

Name of Purchaser: William Dias

Residence: Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 1,00,000/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign.
Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Signature of Purchaser



DEED OF SALE

Mr. Anil Sawant

Mrs. Anuradha Anil Sawant

Mr. William John Dias



गोवा GOA



Serial No. 2409 Place of Vendor MARGAO Date 21/10/19 089111

Value of Stamp Paper: 10000/-

Name of Purchaser: William Dias

Residence: Name of Father:

Purpose: Transacting }
Parties

As there is no one single paper for the value of Rs. 10000/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign. [Signature]
Mrs. SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/11/2016/AC-1
Margao-Goa

[Signature]
Signature of Purchaser



DEED OF SALE

[Signature]
Mr. Anil Sawant

[Signature]
Mrs. Anuradha Anil Sawant

[Signature]
Mr. William John Dias



This **DEED OF SALE** is made and executed at Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 21st day of the month of October of the year Two Thousands and Nineteen (21/10/2019) **BY AND BETWEEN:**

1. **Mr. ANIL MARUTI SAWANT**, son of Shri. Maruti Sawant, aged 50 years, Occupation business, holding Income Tax Card bearing PAN ~~XXXXXXXXXX~~, Aadhar Card No. ~~XXXXXXXXXXXX~~, Mobile No. ~~XXXXXXXXXX~~, married and his wife

2. **Mrs. ANURADHA ANIL SAWANT**, wife of Mr. Anil Sawant, aged 46 years, occupation housewife, holding Income tax Card bearing PAN ~~XXXXXXXXXX~~, holding Aadhar Card bearing No. ~~XXXXXXXXXXXX~~, Mobile No. ~~XXXXXXXXXX~~, both resident of Shree Ganesh Krupa, House No. 2/6374, Opp. Don Bosco Institute, Fatorda, Salcete, Goa, 403602, both Indian Nationals, hereinafter referred to as "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof, shall mean and include their heirs, legal representatives, successors, executors, administrators and assigns) **OF THE ONE PART.**

AND

MR. WILLIAM JOHN DIAS, son of late Mr. Salvador Roque Dias, aged 47 years, occupation service, holding Income Tax Card bearing PAN Card bearing No. ~~XXXXXXXXXX~~, Aadhar card bearing No. ~~XXXXXXXXXXXX~~, married, resident of 49, Latif Naik House, Dlima Street Dockyard Road,



Mr. Anil Sawant

Mrs. Anuradha Anil Sawant

Mr. William John Dias




Mumbai, Overseas Citizen of India holding OCI Card bearing No. ~~88888888~~ and hereinafter referred to as "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, administrators, executors, successors and assigns) **OF THE SECOND PART.**


WHEREAS the member no. 2 of the VENDORS is represented herein by her husband member no. 1 of the VENDORS vide General Power of Attorney dated 06/11/2014, executed before Notary Shri. V. V. Sukhthanker under his Reg. No. 6517/14. The notarized copy of the same is filled in the office of the Sub-Registrar, Salcete along with this deed.

AND WHEREAS within the limits of Village Panchayat of Nuvem, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, there exists a property known as "BAIDA" which is more particularly described in the SCHEDULE A hereunder written and is hereinafter for the sake of convenience referred to as "SAID PROPERTY".

AND WHEREAS the Said Property was owned by Mr. Luis Guilherme Dias Colaco and others, who through M/s Bharat Real Estates got the Said Property sub-divided into several plots of unequal in area after obtaining Conversion Sanad thereby converting an area admeasuring 32,653.00 Sq. meters of the Said Property for residential use and after obtaining permission from South Planning and Development Authority under its Order No. SPD/P/4629/876/88-89 dated 12/07/1988.




Mr. Anil Sawant


Mrs. Anuradha Anil Sawant


Mr. William John Dias

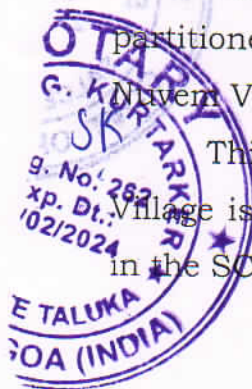


AND WHEREAS vide Deed of Sale dated 29/05/1990, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 1104 at pages 126 to 136 of Book No. I, Vol. No. 146 dated 21/06/1990, the erstwhile owners of the Said Property with intervention of M/s Bharat Real Estates, sold unto Mr. Norman Fernandes, one of such sub-divided plot being Plot No. 19 admeasuring 505.00 Sq. meters, forming part of the Survey No. 17/1 of the Said Property.

AND WHEREAS vide Deed of Sale dated 04/07/2012, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-03774-2012, said Mr. Norman Fernandes along with his wife Maryanne Helen Pinto sold the Said Plot No. 19 unto member no. 1 of the VENDORS herein and since then the VENDORS who are married to each other are in peaceful, settled and unobstructed possession of the Said Plot No. 19.

AND WHEREAS upon the purchase thereof, the VENDORS herein applied for partition of the Said Plot No. 19 from the Said Property and vide Judgment and Order dated 30/09/2016 passed in the Case No. LRC/PART/Nuvem/215/2014/III/749, the Said Plot No. 19 was partitioned from the Said Property and is allotted Survey No. 17/1-H of Nuvem Village.

This Plot No. 19 now surveyed under Survey No. 17/1-H of Nuvem Village is hereinafter referred to as "SAID PLOT" and is better described in the SCHEDULE B hereunder written.



Mr. Anil Sawant

Mrs. Anuradha Anil Sawant

Mr. William John Dias



AND WHEREAS the VENDORS as the absolute and lawful owners in possession of the SAID PLOT, now wish to sell the SAID PLOT and accordingly identified the PURCHASER who has agreed to purchase the same, relying upon the representations and declarations made by the VENDORS unto the PURCHASER as detailed herein below:

- a) That they are the absolute owners in peaceful and unobstructed possession of the SAID PLOT 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 PLOT 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 PLOT;
- d) That there is no legal bar or impediment for sale of the SAID PLOT and that the SAID PLOT 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 Panchayat 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 PLOT;
- f) That the SAID PLOT or any part thereof is neither the subject matter of any attachment nor of any certificate nor



Mr. Anil Sawant

Mrs. Anuradha Anil Sawant

Mr. William John Dias



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;

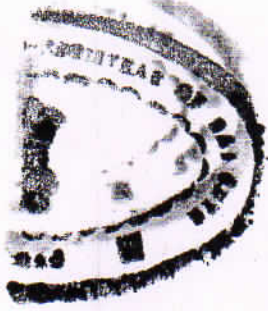
- g) That the SAID PLOT or any part thereof is not the subject matter of any civil suit, criminal complaints / case or any other action or proceeding in any court or forum.
- h) That there is / are no mundkar/s or tenant/s or agricultural tenant/s or any other type of encumbrance on the SAID PLOT and or on any part thereof.
- i) that there exists no way, public or private, passing through the SAID PLOT;
- j) 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 whether oral or in writing, with any third party or third parties in respect of the SAID PLOT;
- 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 PLOT 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,



Mr. Anil Sawant

Mrs. Anuradha Anil Sawant

Mr. William John Dias



interest, claim of whatsoever nature by virtue of inheritance, operation of law or any other mode, in the SAID PLOT, 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 PLOT from the consideration paid herein;

- m) 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 PLOT unto and to the use of the PURCHASER;

That the SAID PLOT falls in settlement zone and does not fall in any zone prohibited for development;

That they wish to sell the SAID PLOT for the total consideration of Rs. 38,00,000/- (Rupees Thirty Eight Lakhs Only).

AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above and believing the representations as true and declarations as trustworthy, the PURCHASER agreed to

Mr. Anil Sawant

Mrs. Anuradha Anil Sawant

Mr. William John Dias



purchase the "SAID PLOT" from the VENDORS for the aforementioned consideration.

AND WHEREAS in pursuance to the understanding arrived at, the PURCHASER having paid unto the VENDORS a sum of Rs. 38,00,000/- and the VENDORS having received the said consideration in whole, the parties hereto have executed the present deed, thereby transferring the right, title, interest and possession of the SAID PLOT unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said understanding and in consideration of Rs. 38,00,000/- (Rupees Thirty Eight Lakhs Only) paid by the PURCHASER unto the VENDORS in the manner detailed out in clause 2 below; the VENDORS having received full consideration hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER the SAID PLOT having an area of 505.00 sq. mts (Five Zero Five decimal Zero Zero) as described in SCHEDULE B hereunder written, together with everything standing in the SAID PLOT including everything embedded in Earth and with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PLOT 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 PLOT and/or every part thereof TO HAVE AND TO HOLD all



Mr. Anil Sawant

Mrs. Anuradha Anil Sawant

Mr. William John Dias

and singular the SAID PLOT 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 said sum of Rs. 38,00,000/- (Rupees Thirty Eight Lakhs Only) is paid by the PURCHASER unto the VENDORS in the following manner:


a) a sum of Rs. 50,000/- (Rupees Fifty Thousands Only) vide Bank Transfer effected via NEFT bearing Ref. No. N273190939204528 dated 30/09/2019 to A/c No. 19140110007105 of the member no. 1 of the VENDORS maintained with UCO Bank;

b) a sum of Rs. 37,50,000/- (Rupees Thirty Seven Lakhs Fifty Thousands Only) vide Cheque bearing No. 000035 dated 21/10/2019 drawn on HDFC Bank, Fort Branch, Mumbai, drawn in favour of member no. 1 of the VENDORS;


the payment and receipt of the entire sale consideration, the VENDORS and each of them hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof.

3. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID PLOT unto the PURCHASER and the PURCHASER acknowledges the delivery thereof.

The VENDORS hereby declare that they have absolute right and title to convey the SAID PLOT to the PURCHASER and that it shall be


Mr. Anil Sawant


Mrs. Anuradha Anil Sawant


Mr. William John Dias

lawful for the PURCHASER from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID PLOT 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.

5. The VENDORS covenant with the PURCHASER as under:-

- a) that they and all persons claiming through or under them, at their own costs and expenses, shall and will from time to time upon the request of the PURCHASER or his nominee or successor in title, 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 PLOT unto the PURCHASER or his nominee or successor in title and placing the PURCHASER or his nominee or successor in title 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, addendum, declaration, NOCs etc;
- b) that the representations and declarations made by the VENDORS unto the PURCHASER in the recital clauses of this deed, relying upon which the PURCHASER agreed to



Mr. Anil Sawant

Mrs. Anuradha Anil Sawant

Mr. William John Dias

purchase the SAID PLOT, be deemed to have been specifically incorporated herein for all purposes and not repeated to avoid repetition.

6. 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 nor they have made any false declaration or representation in this deed, whereby they are prevented from granting and conveying the SAID PLOT in the manner aforesaid and hereinafter.

7. The VENDORS hereby authorize the PURCHASER to get transferred in his names the "SAID PLOT", purchased by him by the present deed and the VENDORS specifically give No Objection for carrying out mutation by deleting the name of the member no. 1 of the VENDORS appearing in the Occupant's column of the Form I and XIV of the Survey No. 17/1-H of Nuvem Village and including the name of the PURCHASER in the said survey holding and hereby waives any notice/s or summon/s that may be required to be addressed to them under any law in force for the purpose of mutation or partition.

8. From today, the PURCHASER become the absolute owner of the SAID PLOT and everything standing therein with right to access the same through the common access road located and running all along and beyond the Southern and Western boundary of the SAID PLOT.



Mr. Anil Sawant

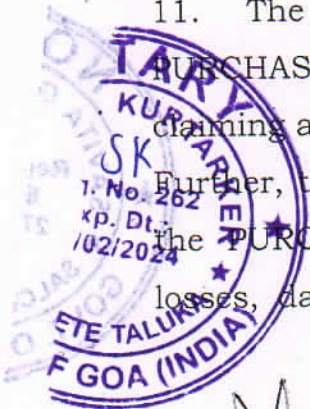
Mrs. Anuradha Anil Sawant

Mr. William John Dias

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

10. 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, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PLOT 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.

11. The VENDORS undertake to indemnify and keep indemnified the PURCHASER from any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PLOT. 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



Mr. Anil Sawant

Mrs. Anuradha Anil Sawant

Mr. William John Dias

made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PLOT hereby sold.

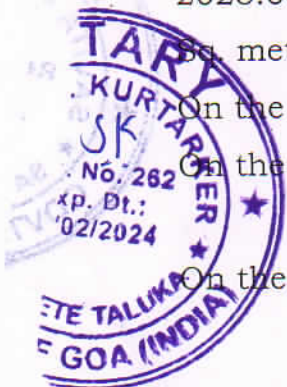
12. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declares that they do not belong to the Schedule Castes or Schedule Tribes category.

SCHEDULE A

(DISCRIPTION OF THE SAID PROPERTY)

ALL THAT property known as "BAIDA" situated at Quirbatta of the parish of Nuvem Village, within the limits of Village Panchayat of Nuvem, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, not described in the Land Registration office of Salcete but enrolled under Land Revenue No. 620 and surveyed under Survey No. 16/2 as admeasuring 7950.00 Sq. meters, Survey No. 16/6 as admeasuring 2025.00 Sq. meters and Survey No. 17/1(part) as admeasuring 20,000 Sq. meters and the Said Property as a whole is bounded as under:

On the East	:	by Nullah;
On the West	:	by property of heirs of Joao Manuel Pacheco and paddy fields;
On the North	:	by property under Survey No. 256 of Village Nuvem; and



Mr. Anil Sawant

Mrs. Anuradha Anil Sawant

Mr. William John Dias

On the South : by remaining portion of Survey No. 17/1 of Nuvem Village.

SCHEDULE B

(DISCRIPTION OF THE SAID PLOT HEREBY SOLD)

ALL THAT Plot of land admeasuring 505.00 Sq. meters, forming an independent and separate unit in itself Surveyed under Survey No. 17/1-H of Village Nuvem, erstwhile identified as Plot No. 19 of the Estate "Damodar Nagar" and erstwhile forming part of the Said Property described in SCHEDULE A hereinabove written and is bounded as under:

On the East : by Plot No. 18;
On the West : by 8.00 meters wide road;
On the North : by Plot No. 8;
On the South : by 8.00 meters wide road.

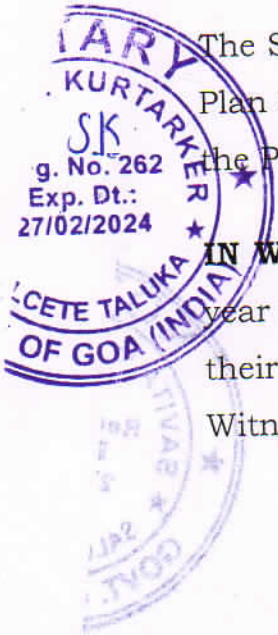
The Said Plot is per the approved sub-division plan is as identified in the Plan at Annexure A while the same as per Survey Plan is as identified in the Plan at Annexure B and the same forms part of this deed.

IN WITNESS WHEREOF this Deed is made on the day, month and the year first above mentioned and the parties hereto have set and affixed their respective photographs and signatures in the presence of Witnesses.

Mr. Anil Sawant

Mrs. Anuradha Anil Sawant

Mr. William John Dias



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS:

Mr. ANIL SAWANT

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 IMPRESSIONS OF Mr. ANIL SAWANT

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mr. ANIL SAWANT



Mr. Anil Sawant

Mrs. Anuradha Anil Sawant

Mr. William John Dias



Mrs. ANURADHA ANIL SAWANT

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 IMPRESSIONS OF **Mrs. ANURADHA ANIL SAWANT**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF **Mrs. ANURADHA ANIL SAWANT**



Mr. Anil Sawant

Mrs. Anuradha Anil Sawant

Mr. William John Dias

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

Mr. WILLIAM JOHN DIAS

The party of the Second Part
in the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mr. WILLIAM JOHN DIAS**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. WILLIAM JOHN DIAS**

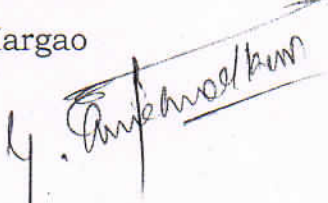



Mr. Anil Sawant

Mrs. Anuradha Anil Sawant

Mr. William John Dias

In the presence of:

1. Name : Gaurish M. Kudchadkar
 Father's Name : Mahesh Kudchadkar
 Age : 38 years
 Occupation : Advocate
 Address : Margao
 Signature : 

2. Name : Shri. Mariano Cardoso
 Father's Name : Shri. Celestino Nicolau Cardoso
 Age : 43 years
 Occupation : self-employed
 Address : H. No. 619, Pedda, Dumottem, Varca,
 Salcete-Goa
 Signature : 




Mr. Anil Sawant



Mrs. Anuradha Anil Sawant



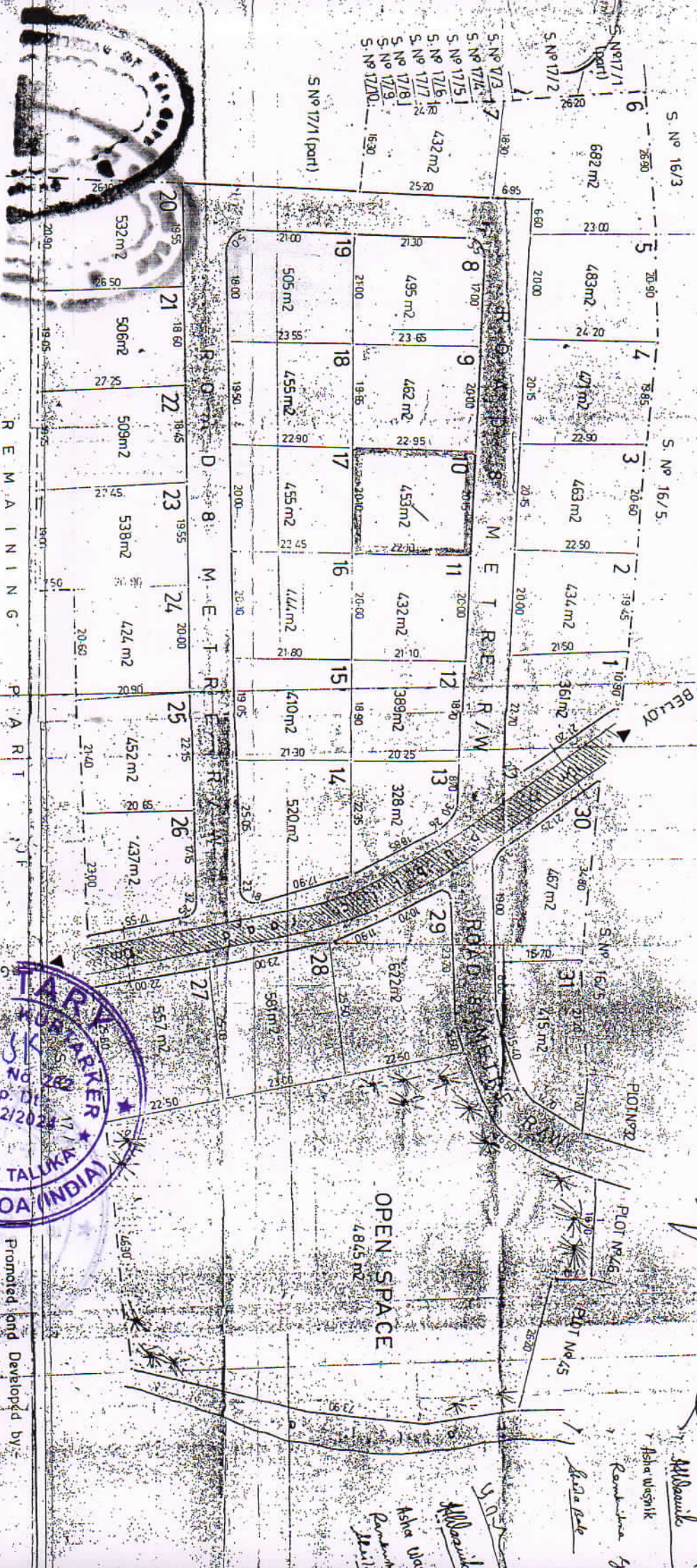
Mr. William John Dias

DAMODAR NAGAR

at Nuvem, Salcete, Goa

PLAN OF PLOTS Nos 1 TO 31 OF THE SUBDIVISION OF S. No 17/1 (pt.) APPROVED
BY THE S.P.D.A. VIDE FINAL N.O.C. No SPD/P/4629/876/68-89, DATED 12-7-1988.

Scale - 1/500



Promoted and Developed by -

M/S BHARAT REAL ESTATE

MARGAO - GOA

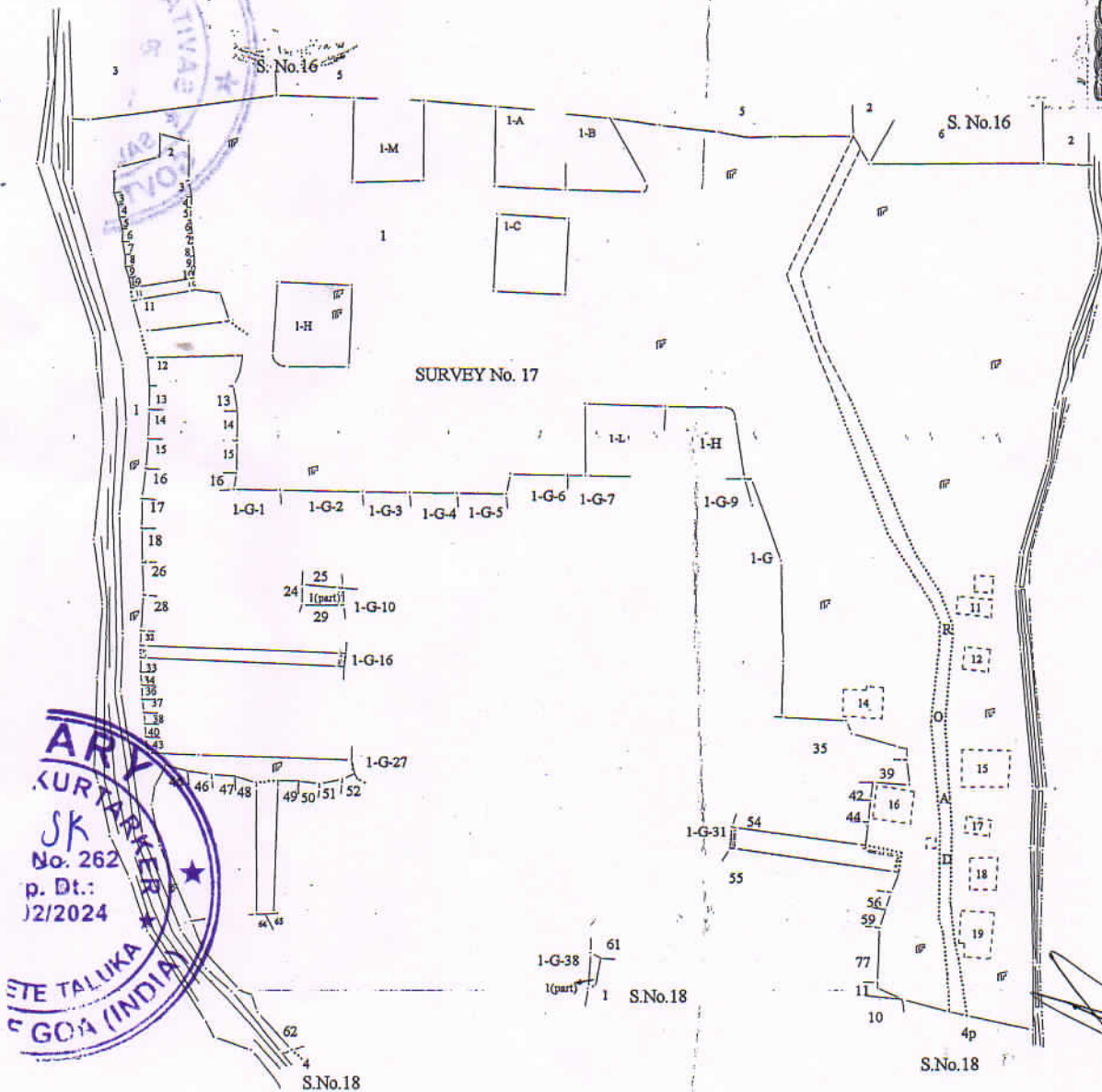


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO - GOA



Plan Showing plots situated at
Village : NUVEM
Taluka : SALCETE
Survey No./Subdivision No. : 17/ 1
Scale : 1:1000

55/09-10 :CMAR19/70776



AR
KURTAKE
SK
No. 262
p. Dt.:
12/2024
SALCETE TALUKA
GOA (INDIA)

Created By: P.V.FDESSAI
On: 14-10-2019

Checked by: R.B. Gade

Signature



Government of Goa

Document Registration Summary 2

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

Print Date & Time : 22-Oct-2019 09:10:20 am

Document Serial Number :- 2019-MGO-3095

Presented at 09:10:13 am on 22-Oct-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	114000
2	Registration Fee	76000
3	Mutation Fees	1000
4	Processing Fee	390
Total		191390

Stamp Duty Required : 114000




Stamp Duty Paid : 114000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	WILLIAM JOHN DIAS ,S/o - D/o Salvador Dias Age: 47, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - 49, Latif Naik House, Dlima Street Dockyard Road, Mumbai, Address2 - , PAN No.: 88888888			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Anil Sawant ,S/o - D/o Maruti Sawant Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Fatorda, Salcete, Goa, Address2 - , PAN No.: 88888888			
2	ANURADHA ANIL SAWANT ,S/o - D/o Wife Of Anil Sawant Age: 46, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - Fatorda, Salcete, Goa, Address2 - , PAN No.: 88888888			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	WILLIAM JOHN DIAS ,S/o - D/o Salvador Dias Age: 47, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - 49, Latif Naik House, Dlima Street Dockyard Road, Mumbai, Address2 - , PAN No.: 8888888888			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Gaunish Mudchadkar, 38 , ,9822089087 , ,Advocate , Marital status : Married 403601 Margao, Salcete, SouthGoa, Goa			
2	Mariano Cardoso, 43 , ,8805374340 , ,Business , Marital status : Married 403721 Varca, Salcete, SouthGoa, Goa			



Sub Registrar
CUM
REGISTRAR

Book :- 1 Document

Registration Number :- **MGO-1-2997-2019**

Date : 22-Oct-2019

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

~~REGISTRAR~~
- CUM -
~~REGISTRAR~~



Certified to be True Xerox Copy
of the Original

/SKGK/

SAVITA G. KURTARKER
NOTARY
MARGAO

STATE OF GOA (INDIA)

Reg. No. 59044/2024

06/12/2024



CERTIFIED TRUE COPY



गोवा GOA

Serial No. 7072 Place of Vendor MARGAO Date 15/3/2021 669168

Value of Stamp Paper: 500/-

Name of Purchaser: WILLIAM DIAS

Residence: SAROLIM Name of Father: _____

Purpose: _____ Transacting }
Parties

As there is no one single paper for the value of Rs. 500/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign. [Signature]
Mr. RAJESH KOLWALKAR
J. D. VEN-LIC/1/2013/AC-1

[Signature]
Signature of Purchaser



William John Dias [Signature]

DEED OF RECTIFICATION



[Signature]

1108

This **DEED OF RECTIFICATION** is executed at Margao, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, on this 18th day of the month of March of the year Two Thousand and Twenty-One (18/03/2021) by and between:

1. **Mr. ANIL MARUTI SAWANT**, son of Shri. Maruti Sawant, aged 51 years, Occupation business, holding Income Tax Card bearing PAN ~~XXXXXXXXXX~~, Aadhar Card No. ~~XXXXXXXXXXXX~~, Mobile No. ~~XXXXXXXXXX~~, married and his wife;

2. **Mrs. ANURADHA ANIL SAWANT**, wife of Mr. Anil Sawant, aged 47 years, occupation housewife, holding Income tax Card bearing PAN ~~XXXXXXXXXX~~ holding Aadhar Card bearing No. ~~XXXXXXXXXXXX~~, Mobile No. ~~XXXXXXXXXX~~, both resident of Shree Ganesh Krupa, House No. 2/6374, Opp. Don Bosco Institute, Fatorda, Salcete, Goa, 403602, both Indian Nationals, hereinafter referred to as "**FIRST PARTY**" (which expression shall unless repugnant to the context or meaning thereof, shall mean and include their heirs, legal representatives, successors, executors, administrators and assigns) **OF THE ONE PART.**

AND

Mr. WILLIAM JOHN DIAS, son of late Mr. Salvador Roque Dias, aged 48 years, occupation service, holding Income Tax Card bearing PAN Card bearing No. ~~XXXXXXXXXX~~ Aadhar card bearing No. ~~XXXXXXXXXXXX~~, married, resident of 49, Latif Naik House, Dlima Street Dockyard Road, Mumbai, Overseas Citizen of India holding OCI Card bearing No. ~~XXXXXXXXXX~~ and hereinafter referred to as "**SECOND PARTY**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, administrators, executors, successors and assigns) **OF THE SECOND PART.**



William

WHEREAS the members of the FIRST PARTY are represented in this deed by Mr. WILLIAM JOHN DIAS vide Power of Attorney dated 22/10/2019 executed before Notary Shri. B. V. Sukhthanker under Sr. No. 813/2019, the notarized copy of the same is filed in the office of the Sub-Registrar, Salcete along with this deed.

AND WHEREAS vide Deed of Sale dated 21/10/2019, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-2997-2019 on 22/10/2019 (hereinafter referred to as "PRINCIPAL DEED"), the FIRST PARTY sold unto the SECOND PARTY the Plot of land described in the SCHEDULE B of the PRINCIPAL DEED.

AND WHEREAS the Said Plot sold via PRINCIPAL DEED, in pursuance to Judgment and Order dated 30/09/2016 passed in the Case No. LRC/PART/Nuvem/215/2014/III/749 was ordered to be surveyed under Survey No.; 17/1-H of Nuvem Village and accordingly in the PRINCIPAL DEED the Said Plot was mentioned to have been surveyed under Surevy No. 17/1-H of Nuvem Village.

AND WHEREAS vide Corrigendum dated 10/01/2020 passed in Case No. LRC/PART/Nuvem/215/2014/III by Dy. Collector, & SDO, Margao, the above referred Judgment and Order dated 360/09/2016 was modified thereby revising the Survey Number of the SAID PLOT from '17/1-H' to '17/1-K'.

AND WHEREAS in terms of the modification as aforesaid, it has become necessary to make necessary corrections to the Survey number of the SAID PLOT as mentioned in the PRINCIPAL DEED and thus the parties hereto execute the present deed.

NOW THEREFORE THIS DEED OF RECTIFCIATION WITNESSES AS UNDER:



William

1. That at all places in the PRINCIPAL DEED wherever the survey number has been mentioned as "Survey No. 17-1-H" the same shall stand deleted and shall stand substituted with "Survey No. 17/1-K".

2. With the rectification as aforesaid, the SCHEDULE B of the PRINCIPAL DEED shall be read as under:

SCHEDULE B

(DISCRIPTION OF THE SAID PLOT HEREBY SOLD)

ALL THAT Plot of land admeasuring 505.00 Sq. meters, forming an independent and separate unit in itself Surveyed under Survey No. 17/1-K of Village Nuvem, erstwhile identified as Plot No. 19 of the Estate "Damodar Nagar" and erstwhile forming part of the Said Property described in SCHEDULE A hereinabove written and is bounded as under:

On the East : by Plot No. 18;
On the West : by 8.00 meters wide road;
On the North : by Plot No. 8;
On the South : by 8.00 meters wide road.

3. The Survey Plan at Annexure B of the PRINCIPAL DEED shall stand replaced by the Survey Plan as annexed hereto.

4. That except the changes as aforesaid, the PRINCIPAL DEED shall remain in full force and effect.

IN WITNESS WHEREOF this Deed is made on the day, month and the year first above mentioned and the parties hereto have set and affixed their respective photographs and signatures in the presence of Witnesses.



Alles

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED FIRST PARTY AND SECOND PARTY:

Mr. WILLIAM JOHN DIAS

For self as member of the SECOND PARTY &

As attorney of the FIRST PARTY

In the presence of.....

[Handwritten signature]



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. WILLIAM JOHN DIAS

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. WILLIAM JOHN DIAS

IN THE PRESENCE OF:

1. Gaurish M. Kudcholkar
2. Amruta Kerkedkar

[Handwritten signatures of witnesses]



[Handwritten signature]

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 19-Mar-2021 01:09:34 pm

Document Serial Number :- 2021-MGO-1168




Presented at 01:04:22 pm on 19-Mar-2021 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	1000
2	Registration Fee	1000
3	Processing Fee	330
Total		2330



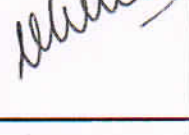


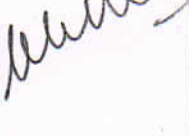
Stamp Duty Required :1000/-

Stamp Duty Paid : 1000/-

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	WILLIAM JOHN DIAS ,Father Name:Salvador Roque Dias, Age: 48, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - 49, Latif Naik House, Dlima Street Dockyard Road, Mumbai,, Address2 - , PAN No.: 88888888			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	WILLIAM JOHN DIAS , Father Name:Salvador Roque Dias, Age: 48, Marital Status: Married ,Gender:Male,Occupation: Service, 49, Latif Naik House, Dlima Street Dockyard Road, Mumbai,, PAN No.: 88888888			
2	WILLIAM JOHN DIAS , Father Name: Salvador Roque Dias, Age: 48, Marital Status: ,Gender:Male,Occupation: Service, 49, Latif Naik House, Dlima Street Dockyard Road, Mumbai,, PAN No.: , as Power Of Attorney Holder for ANURADHA ANIL SAWANT			

Witness:

I/We individually/Collectively recognize the First Party, Second Party, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: GAURISH M KUDCHADKAR, Age: 39, DOB: , Mobile: 9822089087, Email: , Occupation: Advocate , Marital status : Married , Address: 403602, Margao, Salcete, South Goa, Goa			
	Name: AMRUTA KAKODKAR, Age: 33, DOB: , Mobile: 9527545217, Email: , Occupation: Advocate , Marital status :			

Araya

Sub Registrar

REGISTRAR

OM

REGISTRAR

Document Serial Number :- 2021MG0-1168



Document Serial No:-2021-MGO-1168

Book :- 1 Document
Registration Number :- **MGO-1-1129-2021**
Date : 19-Mar-2021

[Signature]

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



Certified to be True Xerox Copy
of the Original

[Signature]

SAVITA G. KURTARKER
NOTARY
MARGAO

STATE OF GOA (INDIA)

Reg. No. *59041/2021*
Date: *06/12/2021*

