

For CITIZENCREDIT™
CO-OP BANK LTD

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Renandu

Authorised Signatory

Mapusa Branch,
Citizencredit co-operative Bank Ltd.

Shop No.G - 1,Ground Floor,Block D - 1,

Boshan Homes,

Mapusa, Goa - 483 507

Rs. 0327000 ≈ -6.10.2018

STAMP DUTY

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GOA

NON JUDICIAL

-6.10.2018

INDIA

D - 5 (STP(V)) / C.R. / 35 / 1 / 2013 - RD

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GOA

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Name of Purchaser MAHESH NARVEKAR

DEED OF SALE

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THIS DEED OF SALE is executed in the City of Mapusa on
this 10th day of the month of October, 2018.

BETWEEN

1. MRS. BERNADETTE D' SOUZA, daughter of late Alfredo de
Souza, aged 61 years, married, housewife, holding PAN card no.
ACQPB4937P and her husband;

2. MR. HILARY D' SOUZA, son of John Caitan D' Souza , aged 74
years ,married, retired , holding PAN Card No. AHUPD7828G,
both Indian Nationals, residents of F-1, Ambika Apartments,
Xetia Vaddo, Mapusa, Bardez, Goa hereinafter called "THE
VENDORS" (which expression shall unless repugnant to the
context or meaning thereof be deemed to include his heirs,
representatives, executors, administrators, successors and
assigns) OF THE FIRST PART.

AND

1. MR. MAHESH NARVEKAR, son of Dattaram Narvekar, aged 45
years, Businessman, Indian National, holder of PAN Card No.
AMHPN5821D, resident of H. No. L.C.S. 62, Ekta Nagar, Mapusa,

Bayi

H. Souza

Mapusa

Bardez, Goa, hereinafter called "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors and assigns) **OF THE**

SECOND PART.

WHEREAS the Vendors are the lawful owners in possession of the First property known as "MIRGO THOVO" situated in the Village Tivim, bearing survey no. 152/4 and admeasuring 825 sq. mts. more particularly described in the Schedule I herein under written.

AND WHEREAS the first property originally belonged to Antonio B. Pereira.

AND WHEREAS the property in question surveyed under no. 152/4 of Tivim Village is neither registered in Land Registration Office nor in the Taluka Revenue Office. Hence we have to go by Records of Survey which exercise began in or about 1965 to 66 and finalized and promulgated in 1975.

AND WHEREAS In all Survey Forms, namely Form no. III as well as Form IX and old survey Form I & XIV of Records of Rights (Manual as well as Computerized) shows the name of Antonio Pereira as owner. This means he is in possession for

Benji

Isabel

Antonio

more than 45 to 50 years without any interruption of anybody whatsoever.

AND WHEREAS By Sale Deed dated 12/02/2010, Mr. Antonio B. Pereira and his wife Mrs. Ana Bridgit Pereira sold the said property, bearing Survey 152/4 to Mr. Hilary D' Souza and his wife Mrs. Bernadette D' Souza.

AND WHEREAS After purchase, the name of Mr. Hilary D' Souza and his wife Mrs. Bernadette D' Souza are shown as owners in Occupant's Column against mutation no. 33232.

AND WHEREAS there is Zoning Certificate dated 30/08/2018 bearing survey no. 152/4 of Village Tivim issued by Town and Country Planning Department as per Regional Plan for Goa 2021 the property falls in Settlement Zone.

WHEREAS the Vendors are the lawful owners in possession of the second property known as "KOSSEABELLEM BATT" or " KOUSHEACHI BAIM" or "MIRGO THOVO", admeasuring 1900 sq. mts., situated at Tivim, presently survey no. 152/6 for the Village Tivim, more particularly described in the Schedule II herein under written.

AND WHEREAS the Second property originally belonged to
of Sabastiana Clara Ferrao.

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Marwan

AND WHEREAS the property in question is neither registered in the Land Registration Office nor in the Taluka Revenue Office. Hence we have to go by Records of Survey which exercise began in or about 1965 to 66 and finalized and promulgated in 1975.

AND WHEREAS In all Survey Forms namely Form no. III as well as Form IX and old Survey Form I & XIV of Records of Rights (Manual as well as Computerized) shows the name of Sabastiana Ferrao as owner in Occupant's Column proving possession for more than 45 to 50 years without any interruption of anybody whatsoever.

AND WHEREAS on the death of Sabastiana Clara Ferrao, Rev Sister Carmelina (Miss Mary Pereira) as only legitimate heir of Sabastiana Clara Ferrao bequeathed the said property in favour of Mission Sisters of Ajmer by Will dated 14/03/1974.

AND WHEREAS Antonio Santana De Melo, nephew of Shri. J. C. Pereira, husband of Sabastiana Clara Ferrao has sworn an Affidavit dated 23/08/2018 stating an oath that Miss. Carmelina Pereira alias Miss. Mary Pereira is the only daughter of J. C. Pereira and Sabastiana Clara Ferrao.

AND WHEREAS By Sale Deed dated 09/12/1983, Rev. Mother Jovita, The Mother General of the Mission Sisters of Ajmer sold

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M. Jovita

Sabastiana

the property bearing Survey No. 152/6 of Tivim Village, area of 1900 sq. mts. to Aleixo Justiniano D' Souza.

AND WHEREAS By Sale Deed dated 20/11/2009, Mr. Aleixo Justiniano D' Souza and his wife Mrs. Janet R. Pereira sold the property bearing Survey no. 152/6 to Mr. Hilary D' Souza and his wife Mrs. Bernadette D' Souza.

AND WHEREAS Mr. Hilary D' Souza name is entered in Occupant's Column as owner in Survey Form I and XIV against mutation no. 32746.

AND WHEREAS there is Zoning Certificate dated 30/08/2018 bearing survey no. 152/6 of Village Tivim issued by Town and Country Planning Department as per Regional Plan for Goa 2021 the property falls in Settlement Zone.

AND WHEREAS a Public Notice was given in The Navhind Times newspaper dated 06/09/2013 by Adv. S. J. Rao calling for objection if any. No Objection has been received.

WHEREAS the Vendors are desirous of selling and the Purchaser is desirous of purchasing the said properties bearing Survey No. 152/4 and Survey no. 152/6, described in the Schedule I & II hereunder written for a price of Rs. 81.75,000/- (Rupees Eighty One Lakhs Seventy Five Thousand Only) which is its present market value.







NOW THEREFORE THIS SALE DEED WITNESSETH AS

FOLLOWS:-

1. In pursuance of the above and in consideration of Rs. 81,75,000/- (Rupees Eighty One Lakhs Seventy Five Thousand Only) is paid out of which, 1% TDS amounting to Rs. 81,750/- (Rupees Eighty One Thousand Seven Hundred Fifty Only) deducted and paid in Bank (Challan annexed), balance of Rs. 80,93,250/- (Rupees Eighty Lakhs Ninety Three Thousand Two Hundred Fifty Only) is paid by RTGS from Corporation Bank, Mapusa Branch to Vendors' Account to Vijaya Bank, Mapusa Branch and Bank of Baroda, Mapusa Branch, the receipt of which the Vendors hereby Acknowledge and admit, the Vendors do hereby grant, convey, sell, assign, assure and transfer unto and to the use of the said Purchaser the properties bearing Survey No. 152/4 and Survey no. 152/6, described in Schedule I & II hereunder written, TO HAVE AND TO HOLD the same as absolute owner forever with all rights, title, interest, benefits, claims, estate, easements, appurtenances, ways, ditches, privileges, pathways etc. forever as absolute owner in possession, free from encumbrances, charges, lease, etc, etc, whatsoever.

2. The Purchaser shall hereafter peacefully and quietly hold, convey, use and enjoy properties bearing Survey No. 152/4 and Survey no. 152/6, hereby conveyed as their own, without hindrance, interruption, claims or demands by or from the







Vendor or any person or persons whosoever claiming through them.

3. The Vendors shall indemnify the Purchaser against all the person or persons claiming and demanding any rights, title and interest in the above the properties bearing Survey No. 152/4 and Survey no. 152/6 or any other person or persons. The Vendors have every right and absolute authority in law to sell the same.
4. The Purchaser shall after the execution of this Deed shall be absolute owner in lawful possession of the said the properties bearing Survey No. 152/4 and Survey no. 152/6 entitled in law to sell, lease, mortgage, etc., the same.
5. The Vendors and all persons claiming under them shall and will from time to time upon the request of the Purchaser 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 properties bearing Survey No. 152/4 and Survey no. 152/6 thereof unto the Purchaser and placing them in possession of the same according to the true intent and meaning of these presents that shall or may be reasonably required.
6. The Vendors have to hand over original title deeds pertaining to the property to the Purchaser.

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7. The Vendors gives no objection to the Purchaser to get the Village Panchayat/Municipality House Tax and any other levies such as Electricity and Water transferred in the name of the Purchasers.

8. The Vendors declare that all the taxes to the Village Panchayat/Municipality as well as water and electricity bills are paid up to date and that written evidence to that effect shall be handed over to the Purchaser.

SCHEDULE-I

ALL That Property known as "MIRGO THOVO" situated in the Village Tivim within the limits of Village Panchayat of Tivim, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, bearing survey no. 152/4 for the Village Tivim and admeasuring 825 sq. mts. The said property is not found described in the Land Registration Office nor enrolled in the Taluka Revenue Office. The said property is bounded as follows:-

East : By pathway of 4 meters broad.
West : By survey No. 152/6(part), 5 & 3.
North : By survey No. 152/2.
South : By survey No. 152/7.

SCHEDULE II

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Devi S.

ALL That Property known as "KOSSEABELLEM BATT" or " KOUSHEACHI BAIM" or "MIRGO THOVO", admeasuring 1900 sq. mts., situated at Tivim, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office, presently survey no. 152/6 for the Village Tivim. The said property is bounded as follows:-

East : By property surveyed under no. 152/4 and 152/7,

West : By road,

North : By property Surveyed under no. 152/5,

South : By property surveyed under no. 152/7

IN WITNESS WHEREOF this Deed is signed by all the parties on the day, month and; year first above mentioned in the presence of witnesses.







SIGNED, SEALED AND
DELIVERED BY THE
WITHINNAMED
"THE VENDORS"

[Signature]



[Signature]

1.

(MRS. BERNADETTE D'SOUZA)

L.H.F.P



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2.



3.



4.



5.

R.H.F.P



1.



2.



3.



4.

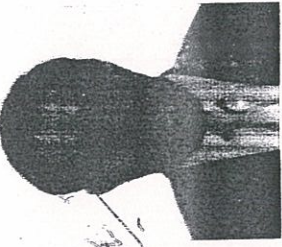


5.

[Signature]

[Signature]

[Signature]



Hilary D'Souza

2.

(MR. HILARY D'SOUZA)

L.H.F.P



1.



2.



3.



4.



5.

R.H.F.P



1.



2.



3.



4.



5.

Hilary D'Souza

Hilary D'Souza

Hilary D'Souza

SIGNED, SEALED AND
DELIVERED BY THE
WITHINNAMED
"THE PURCHASER"



1.

.....

Pranav Narvekar

Pranav Narvekar

(MR. MAHESH NARVEKAR)

L.H.F.P



1.



2.



3.



4.



5.

R.H.F.P



1.



2.



3.



4.



5.

Pranav Narvekar

Pranav Narvekar

Pranav Narvekar

WITNESSES:

1.

2.

Donna

Donna

Donna

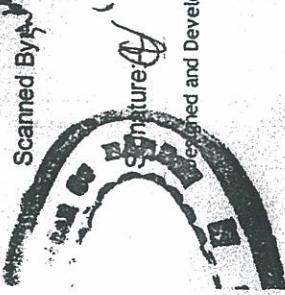
Book-1 Document
Registration Number BRZ-BK1-04371-2018
CD Number BRZD804 on
Date 11-10-2018



Sub-Registrar (Bardez)

**SUB-REGISTRAR
BARDEZ**

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