782/16 766/16

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

TRUE XEROX COPY

037188

Sr. No. 2802 Place of Vendor Margao, Goa Dt. 27/06/2016

Value of stamp paper: 25000/-

Name of the purchaser: Virendra Y. Dessai

Residing at: Curchorem Father's Name: Y. Dessai

As there is no one single stamp paper for the value of Rs. 70,300/-, additional stamp paper for the completion of the value is attached alongwith

Virendra

Sign. of Purchaser

Sign. of stamp Vendor

Lic. No. JUD/VEN-LIC/2/2005/AC-I

Arwin S. Goes, Margao - Goa

NOTARY N. R. BALE JUDICIAL DIVN SALCETE DAY DATE 2021 GOVT. OF GOA (INDIA)

Virendra Y. Dessai Virendra

DEED OF SALE

THE SEAL OF THE SUB-REGISTRAR OF QUEPEM

QUEPEM

Leopoldina Dias Pinto Leopoldina

गोवा GOA

037189

Sr. No. 2802 Place of Vendor Margao,Goa Dt.: 27/06/2016
Value of stamp paper: 25000/-
Name of the purchaser: Virendra Y. Desai
Residing at: Curchi Father's Name: Y. Desai
As there is no one single stamp paper for the value of Rs. 70,300/-, 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

DEED OF SALE

Leopoldina das Pinto

गोवा GOA

046896 046896

Sr. No. 2802 Place of Vendor Margao,Goa Dt.: 27/06/2016
Value of stamp paper: 20,000/-
Name of the purchaser: Virendra Y. Desai
Residing at: Curchorem Father's Name: Y. Desai
As there is no one single stamp paper for the value of Rs. 70,300/-, additional stamp paper for the completion of the value is attached alongwith

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

Sign of Purchase

DEED OF SALE

Leopoldina Dias Pinto

Purchase

गोवा GOA

805155

Sr. No. 2802 Place of Vendor Margao,Goa Dt.: 27/06/2016
Value of stamp paper: 100/-
Name of the purchaser: Virendra G. Dessai
Residing at: Aradi Father's Name: G. Dessai
As there is no one single stamp paper for the value of Rs. 70,300/-, additional stamp paper for the completion of the value is attached alongwith

Sign. of Purchaser

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

DEED OF SALE

Leopoldina Dias Pinto

Lucrecia

गोवा GOA

805156

Sr. No. 2802 Place of Vendor Margao,Goa Dt. 27/06/2016
Value of stamp paper: 100/-
Name of the purchaser: Virendra G. Desai
Residing at: Curchim Father's Name: G. Desai
As there is no one single stamp paper for the value of Rs. 70,300/- 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

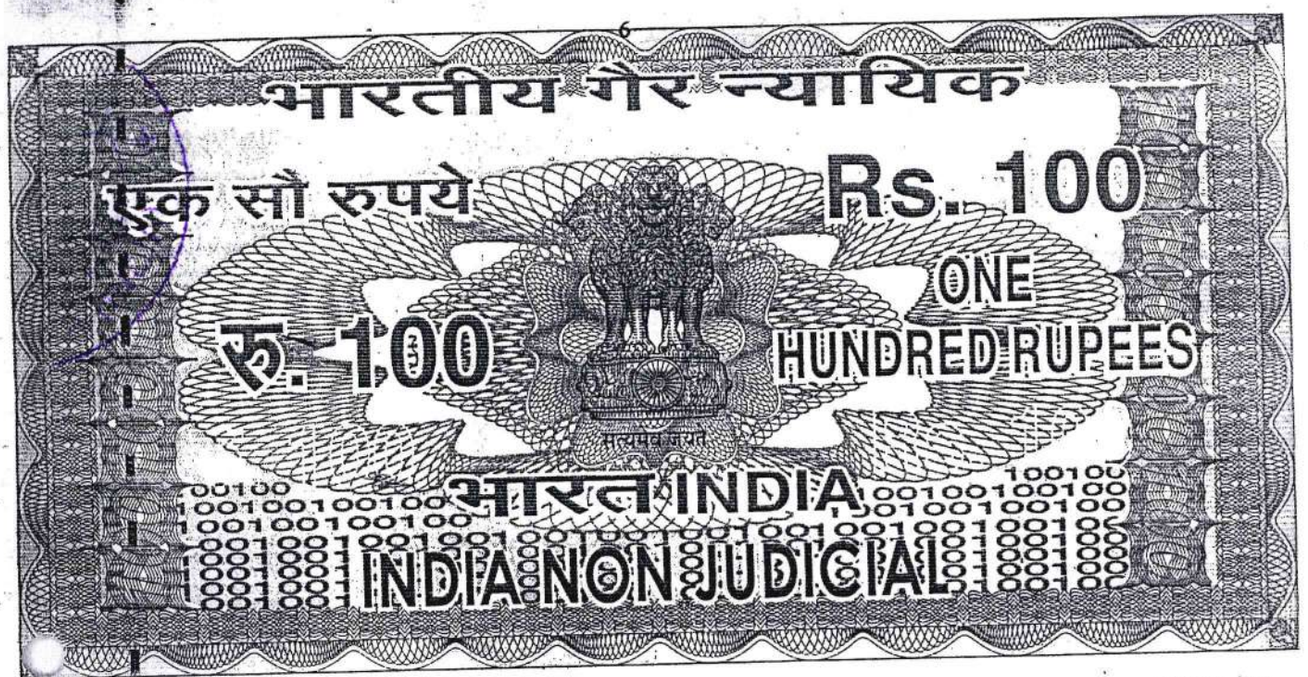
Sign. of Purchaser

REGISTRAR OF GOA

DEED OF SALE

Leopoldina Dias Pinto

Leopoldina



गोवा GOA

805157

Sr. No. 2802 Place of Vendor Margao,Goa Dt. 27/06/2016
Value of stamp paper: 100/-
Name of the purchaser: Virendra Godesai
Residing at: Sundem Father's Name: Y. Desai
As there is no one single stamp paper for the value of
Rs. 70,300/-, additional stamp paper for the completion
of the value is attached alongwith

Sign. of Purchaser

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

REGISTRAR OF QUEPEM

DEED OF SALE

Leopoldina Dias Pinto

THIS DEED OF SALE is made at Quepem Goa on this **28th Day of June 2016.**

BY AND BETWEEN

1. **Smt. Leopoldina Dias Pinto @ Lipoldina Aquino Pinto**, W/o. late Mr. Aquino Vincentinho Dias Pinto, Aged 72 years, widower land lady, Indian National not holding pan Card Epic No DZX0780106 resident of House No. 896/2, Zuzegal Cuncolim Salcete Goa and her childrens

2. **Mrs. Rolvy Dias Pinto e Fernandes** D/o. late Mr. Aquino Vincentinho Dias Pinto alias Aquino Dias Pinto, married, housewife, aged 49 years, Indian National and her husband

3. **Mr. Romeo Elias Fernandes**, S/o. Mr. Jose Piedade Fernandes, aged 54 years, seaman, married, Indian National and both resident of House No. 216/D, Batteavaddo, Dramapur, Salcete Goa

4. **Mrs Rima D'Costa** D/o late Mr. Aquino Vincentinho Dias Pinto, married, housewife, major in age Indian National and her husband

5. **Mr. Agostinho C D'costa**, age 48 years, married, Indian National and both R/o H.no 69 St. Francis colony Quepem Goa

6. **Mr. Freddy Dias Pinto**, S/o. late Mr. Aquino Vincentinho Dias Pinto Aged 48 years, Mob. No. 9860261399, Epic No. DZX5555131 bachelor land lord, Indian National, resident of Christ Villa Building, 3rd Floor, 39, Ghodapdeo, Mazgaon, Mumbai 400010 hereinafter referred to as the "SELLERS" (which expression shall include unless repugnant to the context or meaning thereof all their herein, executors, administrators, legal representatives, successors and assign) of the ONE PART.

Leopoldina Dias Pinto

AND

M/S. VIDHI CONSTRUCTION represented by its Sole partner Shri. Virendra Yeshwant Dessai, S/o Mr. Yeshwant Vithoba Desai, aged 47 years, r/o House No. M-7, Culwado Cuncolim, Salcete, Goa bearing Pan Card No. AFKPDO514P; hereinafter referred to as the "**PURCHASER**" (which expression shall include unless repugnant to the context or meaning thereof all their herein, executors, administrators, legal representatives, successors and assigns) of the **SECOND PART**;

WHEREAS

1. There exists a Landed Property Known as "LOSNAMOLLAXIR or MADIADDA" situated within the Jurisdiction of Village Balli, Quepem Goa, South Goa, Described under No. 2208 and 4159 and enrolled under Taluka Revenue Office Under Matriz Number 7 and 8 and bearing Survey No. 84/1, 2 4 to 9 and 85/1 of Village Balli Quepem Goa and bounded as under

   On the East by property of Suresh Somu Audi,
   On the west by property of Joao Luis Miranda and others
   On the North by property of Communidade of Balli and
   On the South by the property sold to Martin Fernandes and ors

Leopoldina Dias Pinto

The survey No. Survey No. 84/1, 2 4 to 9 and 85/1 is herein after referred to as "SAID WHOLE PROPERTY".

2. The Said Whole property originally belongs to Rosario Pinto who absolutely seized the said whole property and other landed properties.

3. The said Rosario Pinto has otherwise gifted the said properties including the said whole property into parts to their Grandson Mr. Antonio Dias Pinto and Mr. Aquino Pinto by virtue of Deed of Gift dated 19-03-1977 registered with the office of Sub Registrar of Quepem Under Registration No. 96 at pages 170 to 180 Book No. I Volume No. 44 dated 17-05-1977.

4. The Husband/father and father in law late Mr. Aquino Dias Pinto of Sellers has allotted PLOT NO. 3 by virtue of above Deed of Gift dated 19-03-1977 of the said whole property bearing Survey No. 84/1 having an area of 6952 sq meters and bounded as under

On the East by property of Antonio Dias Pinto,

On the west by property of Joao Luis Miranda and others

On the North by property of Aquino Dias Pinto and

On the South by the property sold to Sebastiao Fernandes

The survey No. Survey No. 84/1is herein after referred to as "SAID PROPERTY".

Leopoldina Dias Pinto

5. The Husband/father and father in law late Mr. Aquino Dias Pinto of Sellers thus -becomes the lawful owner in possession of the said property along with his wife being Seller No. las per the family laws of Goa.

6. The Sellers after the death of late Mr. Aquino Dias Pinto their heirs has executed Deed of Succession before the Office of the Civil Registrar-cum Sub Registrar and Notory Ex-Officio, Salcete Margao Goa on 31-01-2005 at 29 of Deeds Book No. 1475.

7. That the Sellers thus become the lawful owners in possession of the said property.

8. The Purchaser approaches the said sellers to Purchase a portion of the said property being PLOT 3-F forming the part of the said property having an area of 1004 sq mtrs bearing survey No. 84/1 of Village Balli Quepem Goa. The Said PLOT 3-F is hereinafter referred to as the said Plot and more particularly described in Schedule A hereto.

9. The Sellers has agreed to sale the same to the purchaser the said PLOT 3-F having an area of 1004 sq mtrs of the said property for a total price of Rs. 20, 08, 000/- (Rs. Twenty lakh eight thousand only). The said PLOT 3-F is more particularly described in Schedule A herein underwritten along with red color line attached to the present deed.

10. That for the purpose of the stamp duty the present deed of sale is valued at Rs. 20, 08, 000/- (Rs. Twenty lakh eight thousand only).

11. The Seller No. 2 to 6 in the present Deed is represented by lawful power of attorney by seller no. 1 being their mother and

Leopoldina Dias Pinto

as per delegated powers registered before the Mr. Kishore B Shah advocate High Court and Notary Greater Mumbai bearing Registration No. 6303 dated 11-10-2010.

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:

1. That in pursuance to the said deed and in consideration of Rs. 20, 08, 000/- (Rs. Twenty lakh eight thousand only)wherein a payment of Rs. 20, 08, 000/- (Rs. Twenty lakh eight thousand only) paid by three cheque bearing No. 261073 for Rs. 10, 08000/- and 261074 for Rs. 5, 00, 000/- and 261075 for sum of Rs. 5, 00, 000/- drawn on Corporation Bank, Murida Cuncolim Branch dated 28-06-2016 the receipt of which the Sellers do hereby admits and acknowledge., The Sellers do hereby grant, convey, transfer and assume unto the purchaser all that the said PLOT 3-F described in the Schedule A herein below written, with all the ways, paths, passages, easements, privileges, and appurtenance whatever to the said PLOT 3-F or any part thereof now or any time hereto usually held, used, occupied or enjoyed therewith or reputed to belong and be thereto and the estate, right, title, interest and claim whatsoever by law or in equity of the Sellers in or out of the said PLOT 3-F hereby granted, conveyed, sold, transferred and assumed or otherwise expressed or intended so to be UNTO AND TO THE USE of the Purchaser.
2. The Sellers do hereby covenants with the Purchaser, that notwithstanding any act, deed or thing done or executed by herein or knowingly suffered to the contrary by him, the Sellers now do have in themselves good right, full power,

Leopoldina Dias Pinto

Lucrezia

marketable title and absolute authority to grant, convey, sell, transfer and assure the said PLOT 3-F hereby sold transferred, assured or expressed or intended so TO BE UNTO AND TO THE USE of the Purchaser in the manner aforesaid and that the Purchaser shall at all times hereafter peacefully and quantity possess and enjoy the same and lawful eviction, interruption, claim or demand whatsoever from or by the Sellers or any other person or legal heirs whosoever, lawfully, equitably claiming.

3. The Sellers further convenient save harmless indemnify and keep indemnified the Purchaser from or against all encumbrances, charges, lieu's and attachments, whatsoever made or suffered by the Sellers and at all times hereafter at the request of the Purchaser execute, make or perfectos caused to be executed, made or perfected all such acts, deeds and things assuring the said property and every part thereof UNTO AND TO THE USE OF THE Purchaser.
4. The PURCHASER agrees to pay all taxes, dues and duties henceforth chargeable on the said Plot 3-F and due to the government and other local bodies and authorities.
5. The Sellers hereby gives no objections to the PURCHASER to include their names in the survey records in the occupant column before the Talathi of Mutation in respect of the said PLOT 3-F and to apply for sub Division.
6. The sellers hereby undertakes that if any person/s or legal heir claims any right to the said PLOT 3-F or the purchaser deprived of the enjoyment or possession of the said PLOT 3-F as described in schedule A or any part thereof of due to the defect in ownership title then the seller and consenting parties will compensate the purchaser fully in all respect.

Leo Faldina Dias Pinto

Purchaser

7. The sellers are the absolute owner of and are otherwise well and sufficiently entitled to the said PLOT 3-F ;
8. The sellers has good right, full power and absolute authority to enter into these presents and there is no impediment or restraint or injunction against the sellers from being able to do so;
9. The sellers have not created any sale. gift, mortgage, charge, lien, lease or any third party right or encumbrance on the said PLOT 3-F is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority;
10. The sellers have not entered into any Agreement or arrangement with any third party, with regard to sale of the said PLOT 3-F or any part thereof;
11. The sellers has not created any adverse right in respect of the said PLOT 3-F whereby it is prevented from selling the said PLOT 3-F;
12. There is no injunction or any order from any Court, Collector, Revenue Authority, Municipal Corporation for any taxation or other dues disentitling or restraining the sellers from dealing with the said PLOT 3-F or entering into these presents;
13. that neither the sellers nor her predecessors in title have or has granted any right of way or easement or licenses or any other rights i.e Mundcarial or tenancy right to any person over the said PLOT 3-F and that no such right has become effective by prescription or otherwise howsoever and that none of the occupiers or owners of the adjoining property or their tenants/Mundcars have public use or any access to any part of the said PLOT 3-For passing or reparsing over the said PLOT 3-F;

Leopoldina Dias Pinto

14. The sellers and purchaser do not belongs to SC/ST community.

SCHEDULE A

All that PLOT 3-F forming the part of Landed Property Known as ""LOSNAMOLLAXIR or MADIADDA" situated within the Jurisdiction of Village Balli, Quepem Goa, South Goa, Described under No. 2208 and 4159 and enrolled under Taluka Revenue Office Under Matriz Number 7 and 8 and bearing Survey No. 84/1having an total area of 1004 sq mtrs and bounded as follows:-

On East	: by remaining property under survey No. 84/1 this side measures 40.50 and 13.10 mtrs,
On West	: by property under survey No. 83/1 this side measures 37.50 mtrs
On North	: by road this side measures 29.10 mtrs and
On South	: By survey No. 84/1-C this side measures 22 mtrs.

The said PLOT 3-F of the said property is represented with the boundaries and dimension marked in red color in the copy of the plan annexed hereto, which is duly signed by the parties.

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.

Leopoldina Dias Pinto

Purchaser

SIGNED AND DELIVERED BY

Seller No.1 **Smt. Leopoldina Dias Pinto**

@ Lipoldina Aquino Pinto

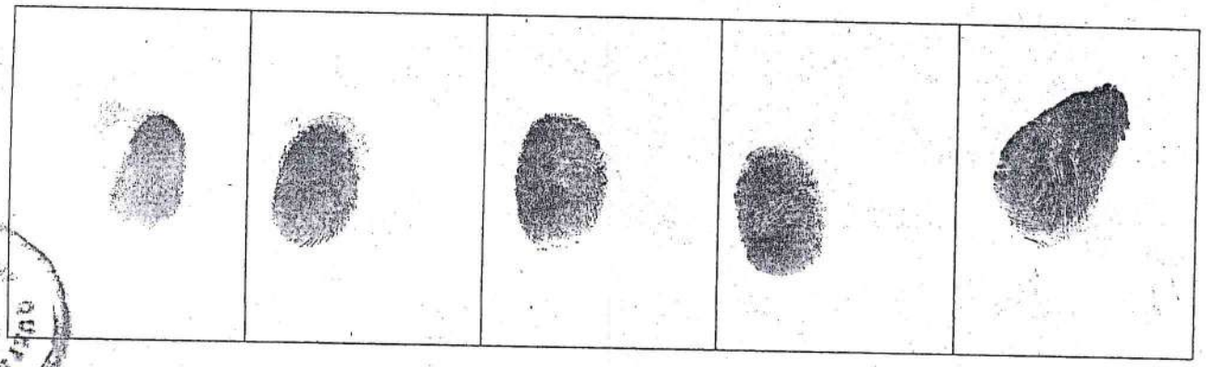
And POA for Seller No. 2 to 6

Leopoldina Dias Pinto

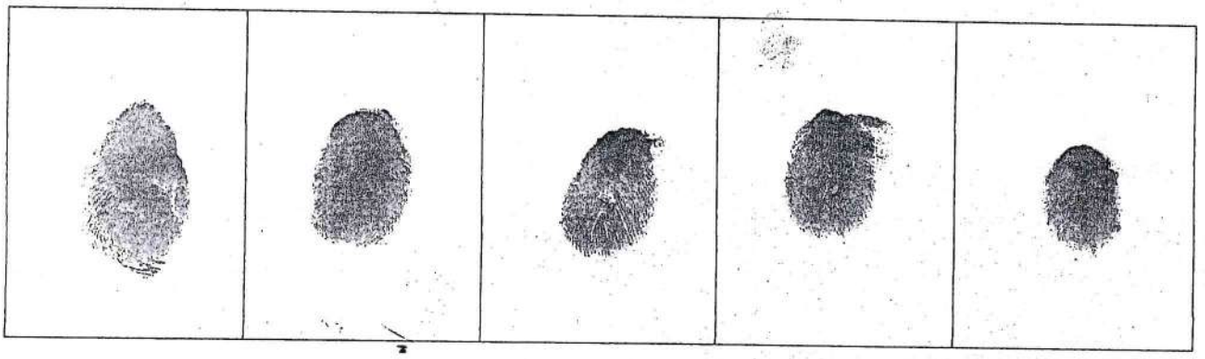
(Smt. Leopoldina Dias Pinto)

Seller No.1 and POA for seller No. 2 to 6

Left hand finger prints Leopoldina Dias Pinto



Right hand finger prints

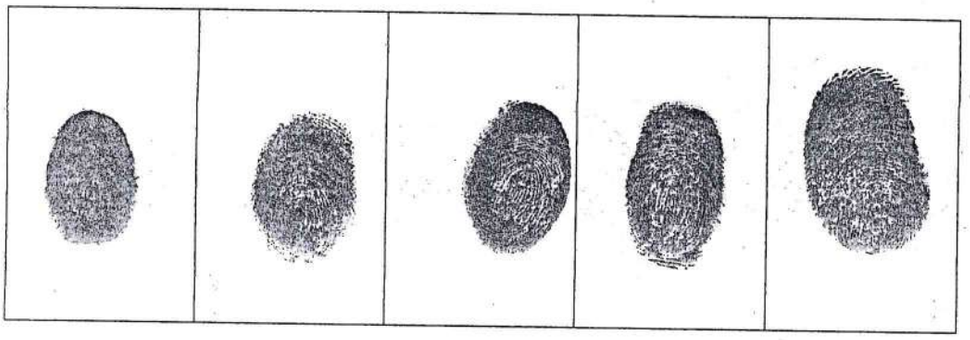


Leopoldina Dias Pinto

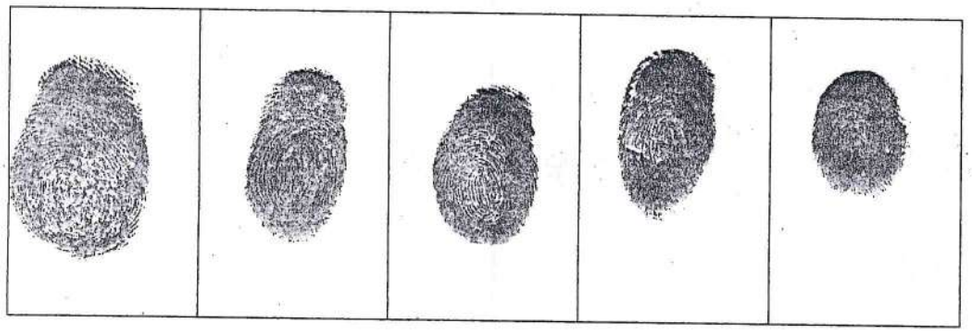
SIGNED AND DELIVERED BY
Purchaser Mr. Virendra Yeshwant Dessai
Sole prop. M/S. VIDHI CONSTRUCTION

(Mr. Virendra Yeshwant Dessai)
PURCHASER

Left hand finger prints



Right hand finger prints



WITNESSES:
1. Krishna Velip H/o. Jaseem Perla Quepem-Goa.
2. Vijay Naik H/o Balli Quepem Goa.

Leopoldina Dias Pinto

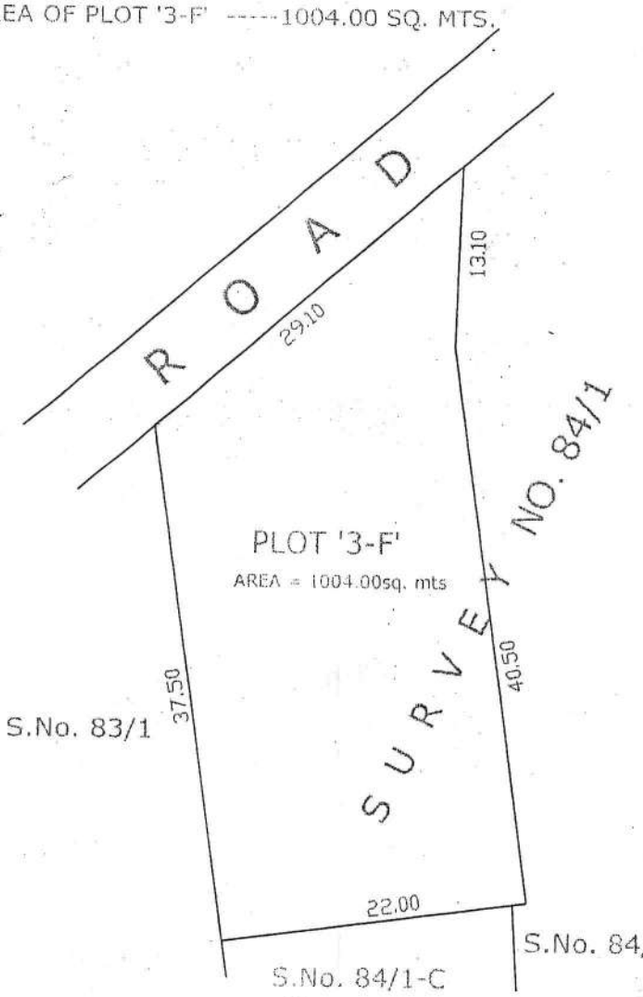
PLAN

SHOWING THE SUB DIVIDED PLOT '3-F' IN THE PROPERTY SURVEYED UNDER SURVEY NO. 84 SUB DIVISION NO. 1 OF VILLAGE BALLI OF QUEPEM TALUKA.

N

SCALE 1:500

AREA OF PLOT '3-F' -----1004.00 SQ. MTS.



Leopoldina Dias Pinto

VENDORS

PURCHASER

Office of Sub-Registrar Quepem

Government of Goa

Print Date & Time : 28-06-2016 12:33:38 PM

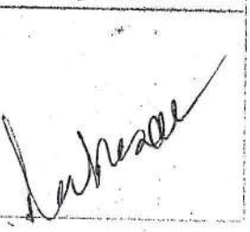
Document Serial Number : 782

Presented at 11:07:00 AM on 28-06-2016 in the office of the Sub-Registrar(Quepem) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	40160.00
2	Processing Fees	550.00
	Total :	40710.00

Stamp Duty Required: 70280.00 Stamp Duty Paid:,70300.00

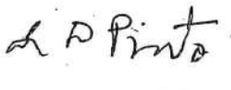
Virendra Yeshwant Dessai presenter

Name	Photo	Thumb Impression	Signature
Virendra Yeshwant Dessai,S/o. Yeshwant Vithoba Desai , Married,Indian,age 47 Years,Business,r/oH. No M-7, Culwado, Cuncolim, Salcete, Goa As a Sole Partner of M/S. VIDHI CONSTRUCTION			

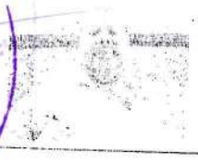
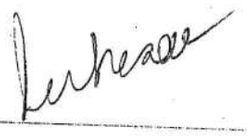
Endorsements

Executant

1 : Leopoldina Dias Pinto @ Lipoldina Aquino Pinto, W/o. Late Aquino Vincentinho Dias Pinto, widow,Indian,age 72 Years,Land Lady,r/oH. No. 896/2 Zuzegal, Cuncolim, Salcete, Goa For self as a Vendor No 1 and as a Constituted attorney of the Vendor No. 2 to 6 Vide POA dated 11/10/2010 executed before the Notary Kishore B. Shah under Reg. No. 6303 at Mumbai and POA dated 11/10/2010 executed before the Notary Kishore B. Shah under Reg. No 6304/2010 at Mumbai and POA dated 15/07/2009 executed before the Notary R.M. Lotlikar Under Reg. No 3595/2009 at Margao resp

Photo	Thumb Impression	Signature
		

2 . Virendra Yeshwant Dessai, S/o. Yeshwant Vithoba Desai, Married,Indian,age 47 Years,Business,r/oH. No M-7. Culwado, Cuncolim, Salcete, Goa As a Sole Partner of M/S. VIDHI CONSTRUCTION

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Krishna Velip , S/o. Cuiro Velip,Married,Indian,age 46 Years,Service,r/o Morpirla, Quepem, Goa	
2	Vijay Naik , S/o.Rukmadhar Naik ,Married,Indian,age 41 Years,Service,r/o Balli, Quepem, Goa	

Scanned By -

Signature -

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number QPM-BK1-00766-2016
CD Number QPMD7 on
Date 29-06-2016

Sub-Registrar (Quepem)
QUEPEM

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

NOTARY
N. R. BALE
JUDICIAL DIVN.
OF SALCETE
EXPIRY DATE
GOVT. OF GOA (INDIA)
NOTARIAL

CERTIFIED TO BE A TRUE
XEROX COPY OF THE ORIGINAL

N. R. BALE
ADVOCATE & NOTARY
MARGAO
STATE OF GOA (INDIA)