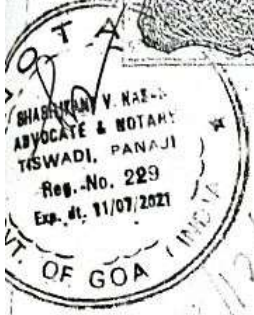


11/2/96

27/1/96

5000Rs



23/12/1995

Serial No 192/96
 Presented at the Office of the
 Sub-Registrar, Panaji
 on the 12th day of Dec 1995
 and made for Rs 5000

Amount paid for: Rs 3080
 Registration 3050
 Stamp 18 27
 Postage 3
 Total Rs 3080

29/12/95
 [Signature]
 SUB REGISTRAR
 PANAJI

[Signature]
 SUB REGISTRAR
 PANAJI

DEED OF SALE

श्रीमान्

THIS DEED OF SALE is executed on this 25th day of December, 1995, at Panaji, Goa, by and Between [1] MR. JOAO BATISTA CORREIA, 50 years old, son of late Mauricio Pascoal Correia, Indian

[Signature]

[Signature]

[Signature]

श्रीमान्

Sr. No. 855 Place of Land ...
Value of stamp ...
Name of ...
Resident ...
2010005
2010005

2

National; [2] MRS. ANNA ROSE CORREIA, 40 years old, wife of Joao Batista Correia, Indian National, both residents of House NO. 1507/1, Grande Chinvas, Anjuna, Bardez, Goa; [3] MRS. MARIA QUITERIA PINTO, 75 years old, widow of late Mauricio Pascoal Correia, Indian National, residing at House No. 1507/1, Grande Chinvas, Anjuna, Bardez, Goa, hereinafter referred to as the VENDORS [which expression shall mean and include, unless repugnant to the context and meaning thereof, their heirs, legal representatives, executors, successors and assigns] of the FIRST PART;

AND

[4] MR. SHAIKH KHAJA, 33 years old, Indian National, resident of House No. 262/B, Lourdes

~~Signature~~
~~Signature~~
2010005



waddo, Taleigao, Ilhas, Goa, hereinafter referred to as the PURCHASER. [which expression shall mean and include, unless repugnant to the meaning and context thereof, his heirs, legal representatives, executors, successors in title and assigns] of the SECOND PART.

29167
*
*

WHEREAS, there is a property known as "Um Pedaco no bairro gavanto" or "Petta", which is situated at Carambolim village described in the Conservatoria do Registo Predial of Ilhas, under No. 18,109 of Book B-48 new, which is hereinafter referred to as the said property;

AND WHEREAS, the said property has been bifurcated into two portions, by a water drain

*
*
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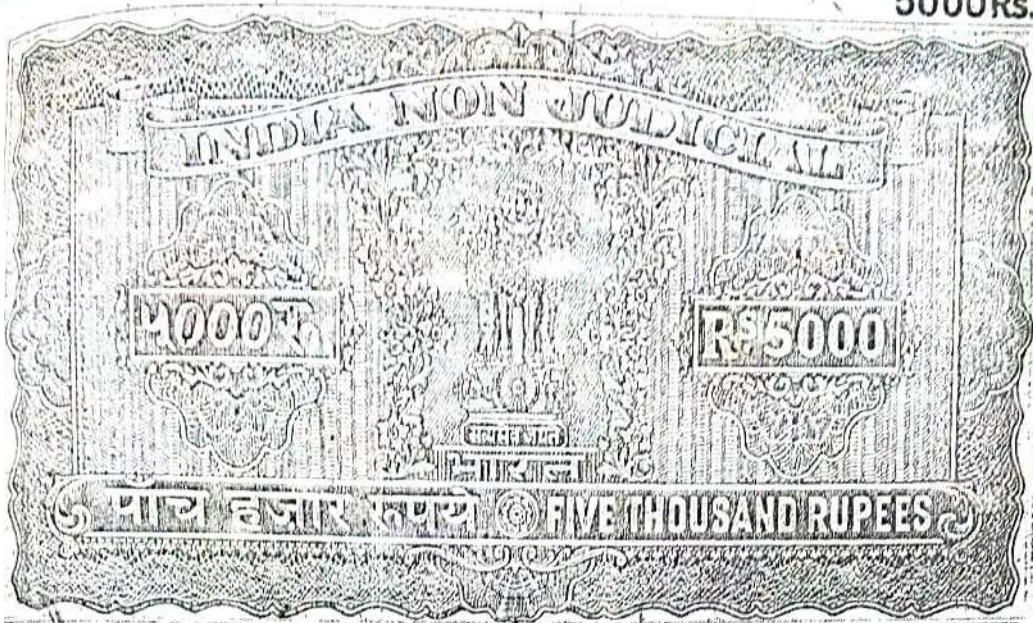
No. No. 853 Place of vend. Ray
 Vendor Shanku D. Klay
Ray
 20.09.01
[Signature]
 Signature of [Name]

(nulla) which runs in a North-South direction, thereby dividing the property into a western portion and an eastern portion, the western portion being surveyed under Survey No. 54, Sub-division No. 6 of Carambolim village, and admeasuring 2150 sq.mts. or thereabout, and the eastern portion being surveyed under Survey No. 55, Sub-division No. 2 of Carambolim village, and admeasuring 600 sq.mts. or thereabout, so that the said property admeasures as a whole 2750 sq.mts. approximately.

AND WHEREAS, the said property originally belonged to the late Mauricio Pascoal Correia, who was the father of the Vendor No. 1, and the husband of the Vendor No. 3. And whereas, on the demise of

[Signature]
[Signature]

5000Rs.



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Mauricio Pascoal Correia, Inventory Proceedings were instituted in the Comarca Court of Ilhas at Panaji, and in the said Inventory Proceedings, the rights of the Vendors No.1 and 3 were established, and the Vendor No.1 and Vendor No.3 are each owners of half share in the said property;

AND WHEREAS, the Vendor No.1 is married to the Vendor No.2, under the regime of absolute communion of assets and the Vendor No.2, has thereby become the moiety holder of the Vendor No.1, and has acquired an interest in the said property;

AND WHEREAS, the Vendor No. 3 is aged and has therefore, constituted the Vendor No.1, as her

[Handwritten signatures and initials]

Fr. No. 853 Place of vend. Panaji
 Price of the property Rs. 3,00,000/-
 Name of the purchaser Shri. S. S. Khajia
 Name of the vendor Son of ...
 Amount of the purchase Rs. 3,00,000/-
 Signature of Vendor [Signature]
 Signature of Purchaser [Signature]

6

attorney, and she is, therefore, being represented herein, by her said attorney.

AND WHEREAS, the Purchaser has approached the Vendors and expressed their desire to purchase the said property, and the Vendors have agreed to sell the said property, to the Purchaser, for and at a price of Rs. 3,00,000/- (Rupees Three Lakhs only) which is the fair market value of the said property.

NOW, THEREFORE, THIS DEED WITNESSETH AS UNDER:

[1] In consideration for and at a price of Rs. 3,00,000/- (Rupees Three Lakhs only) paid by the Purchaser to the Vendors, the receipt whereof

[Signature]
 [Signature]
 [Signature]

5000Rs.



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 07/2021
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the Vendors do hereby acknowledge, accept, and from the same and every part thereof acquit, release and discharge the Purchaser., they the Vendors as absolute owners do hereby sell assign, grant, convey, assure and transfer by way of sale UNTO AND TO THE USE OF THE PURCHASER., all that property known as "Um Pedaco no bairro gavanto" or "Pettea", comprising of two portions, one surveyed under Survey No. 54, Sub-division No.6 of Carambolim village, and the other surveyed under Survey No.55, Sub-division No.2 of Carambolim village, admeasuring 2150 sq.mts. and 600 sq.mts., respectively and admeasuring as a whole 2750 sq.mts. approximately, and better described in the Schedule hereunder written, and delineated in red

2910-11
 &

2910-11

No. 853 Place of vend. Shikri & Chaya
 Value of vend. Rs. 20,000/-
 Name of the vend. Shikri & Chaya
 Residing at Shikri & Chaya
 As per 20,000/- stamp paper for the value of 20,000/-
 Additional stamp paper for the completion of the value of 20,000/-
 at Shikri & Chaya

Signature of the Vendor
[Signature]

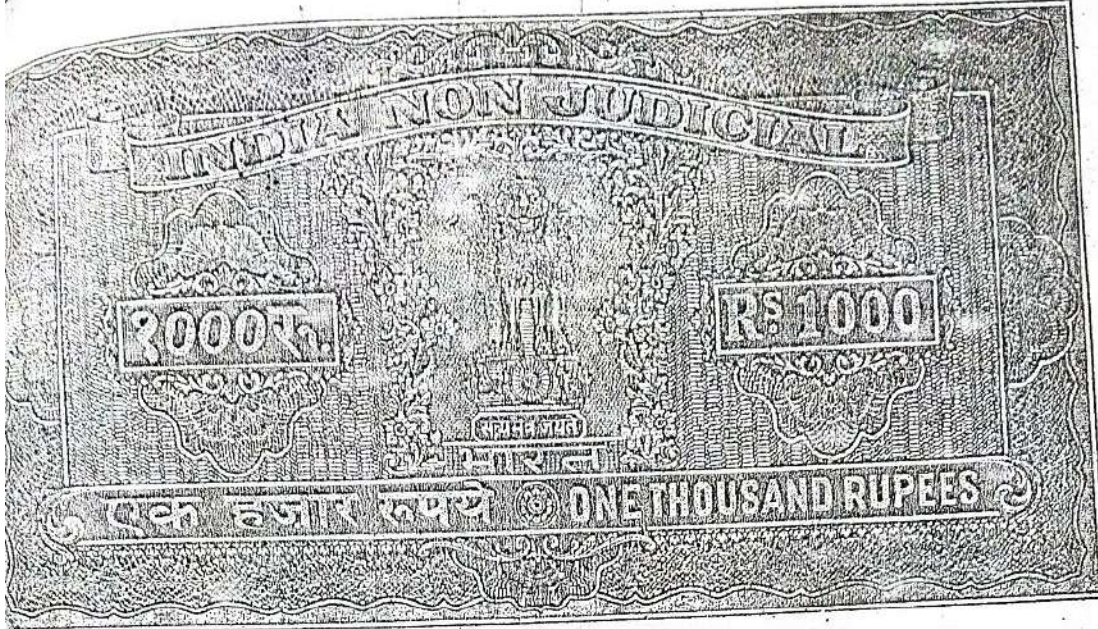
Signature of Purchaser
[Signature]

8

colour boundary lines in the sketch plan hereto
 annexed, free from all encumbrances, TOGETHER with
 all and singular, all structures, "Loja", sheds,
 walls, benefits, rights, privileges, easements,
 trees and appurtenances whatsoever the said
 property, AND ALL THE ESTATE, right, title,
 interest, property, claims and demands of the
 Vendors and their predecessors in title, TO HAVE
 AND TO HOLD the said property hereby sold, unto
 and to the use of the Purchaser ABSOLUTELY AND
 FOREVER, as absolute owners thereof, as are
 normally conveyed in such sales, subject however
 to the payment by the Purchaser of all rents,
 rates and taxes now and hereafter payable to the
 Village Panchayat, the Government or any other
 local, public or other authority.



[Signature] [Signature] [Signature]



9

[2] The possession of the said property hereby sold, is handed over by the Vendors to the Purchaser, simultaneously with the signing of this Deed of Sale.

[3] The Vendors do hereby covenant and declare that they, the Vendors have a good right and marketable title and full right and absolute authority, to sell and convey the said property hereby conveyed to the Purchaser.

[4] The Vendors do hereby covenant with the Purchasers, that notwithstanding any acts or things done, executed or knowingly suffered to the contrary by the Vendors, the Vendors are lawfully seized and possessed of the said property hereby

[Handwritten signatures and marks]

12/12/95

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1000/-

No. 1
 Mr. Shreehari Chavan
 29/12/11
 29/12/11
 29/12/11



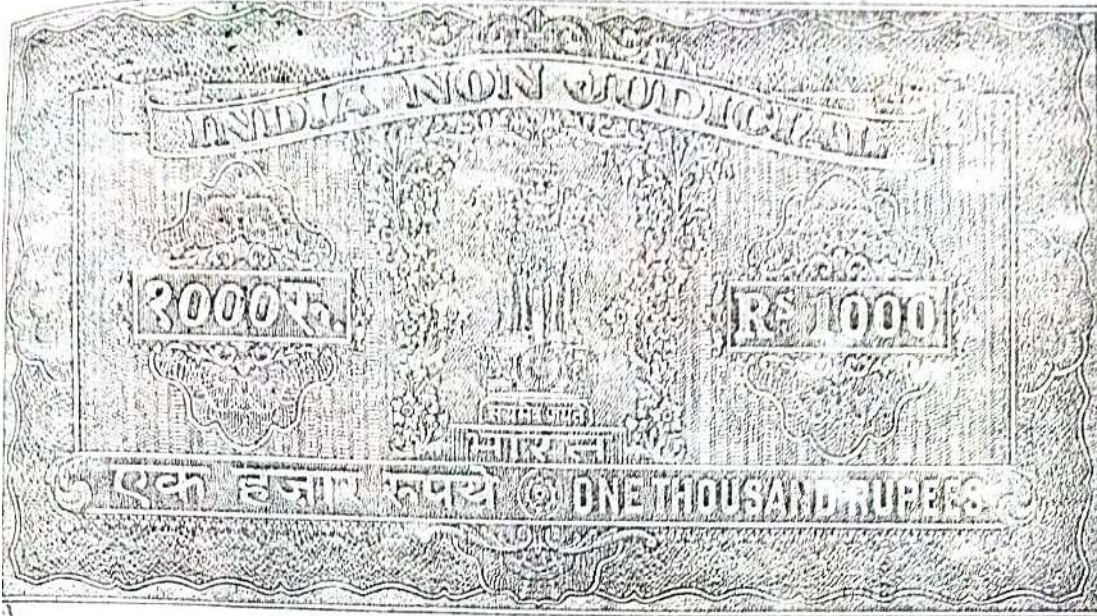
10

conveyed free from all encumbrances, charges, claims, demands, equities, attachments or defects in the title whatsoever and that, the Vendors have not done any act, whereby the said property may be subject to any attachment or lien of any Court or any person or persons whatsoever.

[5] The vendors do hereby also declare and covenant with the Purchaser that the property hereby sold does not have any tenants and/or mundkars therein, and is free from tenancy and any mundkarial rights. The Vendors also declare that the said property is not the subject of any land acquisition proceedings initiated by the Government.

[6] The Vendors shall indemnify and keep

29/12/11



11

indemnified the Purchaser, from or against any encumbrance, charges, equities, claims or demands from any person or persons or quarters whatsoever.

[7] The Purchaser shall and may at all times hereafter, peacefully and quietly enter upon and occupy, possess and enjoy the said property, as their own, and receive rents, issues, and profits thereof, and every part thereof, to and for their own use and benefit without any suit, eviction, interruption, claim or demands whatsoever from or by the Vendors, their heirs, or any person or persons lawfully or equitably claiming by, from, under or in trust for them.

[8] The Vendors, their heirs, and all

[Handwritten signatures and dates]
 29/1/51

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Om Sheikh Khogari

Page of

2110-11



12.

persons claiming through or under them, shall and will, from time to time, and at all times, upon the request and at the cost of the Purchasers, their successors in title or assigns, do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring and conveying the said property hereby sold and every part thereof, unto the Purchaser, his successors in title, and/or assigns and placing them in possession of the same, according to the true intent and meaning hereof, as shall or may be reasonably required.

SCHEDULE

ALL THAT piece or parcel of land or property known as "Um Pedaco no bairro Gavanto" or

[Handwritten signature]

[Handwritten signature]

रवाजा



13

"Pette", situated at Carambolim village, Tiswadi Taluka, State of Goa, described in the Conservatoria do Registo Predial of Comarca of Ilhas, under No. 18,109 of Book B 48 new, and not found registered in the Land Registration Office of Ilhas. The said property consists of two portions, which are separated from each other, by a water drain (nulla) passing in the North South direction, thus dividing the property into a western portion and an eastern portion. The aforesaid western portion is surveyed under Survey No. 54, Sub-division No.6 of Carambolim village and admeasures 2150 sq.mts. or thereabout and is bounded on the North by Survey No. 54/3, on the South by Survey No. 54/7, on the West by Survey No.280 and on the East by the water drain (nulla)

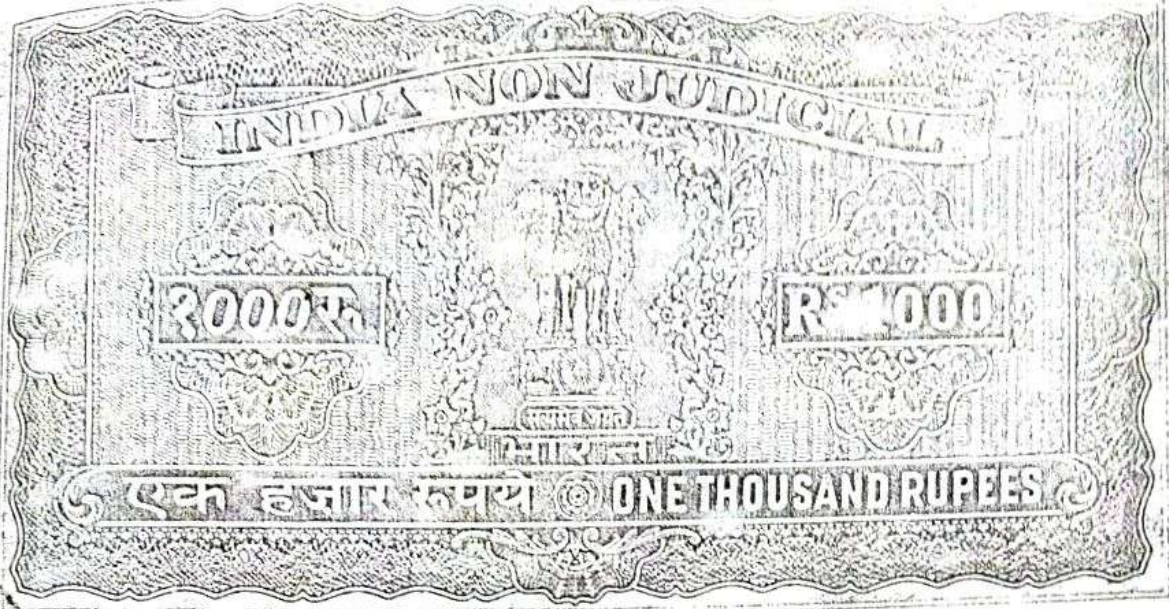
[Handwritten signatures and marks]

2150 -

12/12/95 Serial No. 1000
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 An sketch plan
 2/10/11

after which is the remaining portion of the same property, surveyed under Survey No. 55/2 of Carambolim village. The aforesaid Eastern portion is surveyed under Survey No. 55, Sub-division No. 2 of Carambolim village and admeasures 600 sq.mts. of thereabout, and is bounded on the North by Survey No. 55/1 of Carambolim village, on the South by Survey No. 55/3 of Carambolim village, on the West by the public road leading from Old Goa to Pilar, and on the East by a water drain (nullah) after which is the remaining part of the same property, surveyed under Survey No. 54/6 of Carambolim village. The property hereby sold admeasures 2750 sq.mts., as a whole approximately, and is shown in red colour boundary lines, in the sketch plan hereto annexed.

[Handwritten signatures and marks]



15

IN WITNESS WHEREOF, the parties to these presents, have hereto set their respective hand and signed these presents, on the date and at the place, first hereinabove, written.

SIGNED AND DELIVERED by the within named VENDORS:

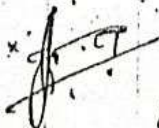
[1] MR. JOAO BATISTA CORREIA

[2] MRS. ANNA ROSE CORREIA

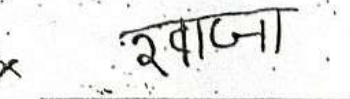
[3] MRS. MARIA QUITERIA PINTO
through her attorney
Mr. Joao Batista Correia.

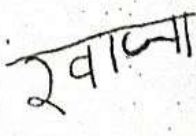
SIGNED AND DELIVERED by the within named PURCHASER

[4] MR. SHAIKH KHAJA,

x 

x 

x 

x 

12.11.2195

Serial No. 12636

Value 1000/-

My

Dr. Shailendra Khajuria

Dr. Shailendra Khajuria

29/11/11

WITNESSES :

(1) Asato (Adv. A.V.R. Couto)

(2) Kishore (M. Y. G. DHUME)

[Signature]

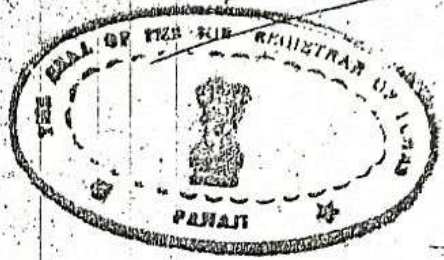
[Signature]

29/11/11

registered No. 278
at pages 01 to 19
Book No. 1 Volume No. 487
Date 6/2/96

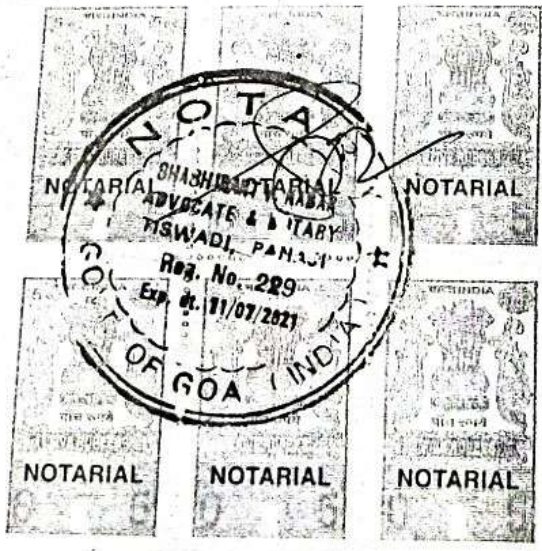


[Signature]
Sub-Registrar



Note of Return
This document will be
returned on - 6/2/96

[Signature]
SUB REGISTRAR
ILHAS



CERTIFIED TRUE COPY OF THE ORIGINAL
No. 203 DATED 16/01/2020

[Signature]
SHASHIKANT V. NABAR
Advocate & Notary
Tiswadi Taluka
Panaji-Goa.403 001
Reg. No.229

Page No. 225
Exp. dt. 11/17/2011
RIGHT

PLANNING THE BUDGET
AT CARROLL COUNTY
OF THE BOARD OF SUPERVISORS

378
of pages 01 to 19
Book No. 67-196
Date 12/1/10
Sub-Section



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