

5000Rs.



Serial No. 180/86
 Presented at the Office of the
 Sub-Registrar of Revenue
 between the hours of 11.30
 and 11.55 on 9/10/1936

Received fees for: Rs. P.
 Registration Fee 3165-0
 Copying (150) 150-0
 Copying endorsements 3-0
 Postage

Total Rs. 3318-0

[Signature]
 SUB-REGISTRAR
 CANACON

[Signature]
 SUB-REGISTRAR
 CANACON

----- DEED OF SALE -----

----- THIS DEED OF SALE is made on this 24th day
 of June of the year One Thousand Nine Hundred Ni-

date of issue 18.06.56 value of stamp-
paper 500/- Name of the
purchaser Vijay pai Kher
residing at Shelle... son
of P. pai Kher As there is
no one single stamp paper for the value of
Rs. 1500/- additional stamp paper
for the completion of the value is attached
along with.

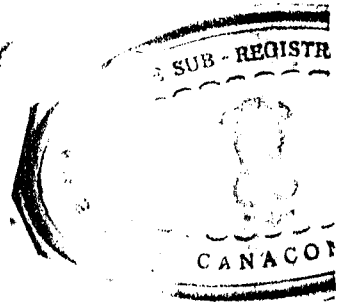
Signature of the
Ex-Officio Vendor

Signature of the
Purchaser

----- 2 -----

nety Six, at CANACONA-GOIA, BETWEEN:-----

(1) SHRI MANGUESH BHATIKAR, son of late Govind
Bhatikar, of major in age, occupation Service,
and his wife, (2) SMT. KUMUD BHATIKAR, daughter
of late Narsinv Chimbulkar, aged about 50 years,
housewife, (3) SMT. RUKMABAI GOVIND BHATIKAR,





----- 3 -----

widow of late Govind Bhatikar, daughter of late Vasudev Rajadhyaksha, aged about 78 years, housewife, (4) SHRI ANIL BHATIKAR, son of late Govind Bhatikar, aged about 47 years, occupation Service, and his wife, (5) SMT. ALKA ANIL BHATIKAR, daughter of Ganapati Dhond, aged about 42 years, occupation Service, all residents of Nagarcem, Cana-



date of issue 18.06.96 value of stamp
paper 500/- Name of the
purchaser Vijay pal Bhat
residing at Sheller son
of A. Pas. Bhat As there is
no one single stamp paper for the value of
Rs. 1500/- additional stamp paper
for the completion of the value is attached
alongwith.

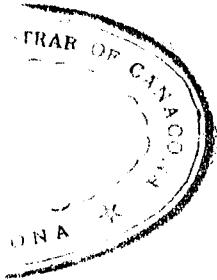
L
Signature of the
Ex. Officio Vendor

o
Signature of the
Purchaser

----- 4 -----

conna, Goa, (6) SMT. KALA MAHINDRANATH BHATIKAR
alias MOHITA MAHINDRANATH BHATIKAR, widow of late
Mahindra Bhatikar, daughter of Anant Kamat Budcu-
lo, aged about 47 years, landlady, resident of
Nagarcem, Canacona, Goa, (7) SHRI DEVIDAS SHRI-
PAD SHENVI SALELKAR, son of Shripad Shenvi Salel-
kar, aged about 66 years, landlord, and his wife,





----- 5 -----

(8) SMT. MALINI DEVIDAS SHENVI SALELKAR, daughter of Govind Bhatikar, major in age, housewife, both residents of Sanguem, Goa, (9) SHRI DEVIDAS PANDURANG SINAI KUDCHADKAR, son of Pandurang Sinai Kudchadkar, aged about 67 years, landlord, and his wife, (10) SMT. SUSHILA DEVIDAS SINAI

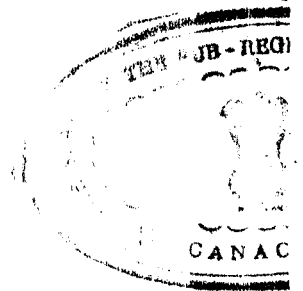
date of issue value of stamp
paper 500/- Name of the
purchaser A. Pai Khor
residing at Sheller son
of A. Pai Khor As there is
no one single stamp paper for the value of
Rs. 1500/- additional stamp paper
for the completion of the value is attached
alongwith.

Signature of the
Ex. Officio Vendor

Signature of the
Purchaser

6

KUDCHADKAR, daughter of Govind Bhatikar, aged
about 60 years, housewife, both residents of Cu-
rchorem, Goa, (11) SHRI PRASHANT DEVIDAS SINAI
SANVORDEKAR, son of Devidas Sinai Sanvordekar,
aged about 35 years, practising Advocate, and
his wife, (12) SMT. PRATIKA SINAI SANVORDEKAR,
daughter of Krishna Amonkar, of major in age, oc-



1000Rs.



----- 7 -----

cupation service, (13) SMT. VIJAYA SINAI SANVORDE-
KAR, widow of late Devidas Sinai Sanvordekar, of
major in age, housewife, all residents of Mahim,
Bombay, (14) SHRI NILKANT G.S. NAGARCENKAR, son
of late G.S. Nagarcenkar, aged about 67 years, re-
tired Government Servant, and his wife, (15) SMT.

Serial No. 1142
date of sale 18/6/76
Name of Vendor "CANACONA"
S/O 10,000/-
residence Vijay-paul Kholi
No. of plots 10,000/-
additional stamp duty for the completion of the value is
attached alongwith.

Bhus
Signature of the Vendor

Signature of the Purchaser

8

PARVATIBAI NILKANT NAGARCENKAR, daughter of Rauji
Nadkarni, aged about 62 years, housewife, both re-
sidents of Nagarcem, Canacona, Goa, (16) SHRI TUL-
SHIDAS B.S. ADVALPALKAR, son of B.S. Advalpalkar,
aged about 65 years, retired Government employee,
and his wife, (17) SMT. SUJALA T.S. ADVALPALKAR,





9

daughter of Rauji Nadkarni, aged about 61 years, housewife, both residents of Ponda, Goa, (18) SHRI PURNANAND R.S. NADKARNI, son of Rauji Nadkarni, aged about 61 years, landlord, and his wife, (19) SHAILAJA SMT. ~~SHAILA~~ PURNANAND NADKARNI, daughter of Guiri Naik, aged about 55 years, housewife, both residents of Sanguem, Goa, hereinafter referred to as

Prof

Serial No. 1142 place of vend "CANACONA"
date of s 18/6/96 value 1000/-
Name of Vijay Pai Khot
S/o A. Pai Khot
residence Shelva there is
No. of stamp 10,000/-
additional stamp per l. The completion of the value is
attached along with.

Blair
Signature of the Vendor

Signature of the Purchaser

----- 10 -----

the "VENDORS", (which expression shall unless re-
pugnant to the context or meaning thereof shall
also mean and include their heirs, representati-
ves, administrators, and assigns) of the ONE PART.

----- AND -----

M/S. PAI KHOT BUILDERS, having its registered Of-
fice at Chaudi, Canacona, Goa, a Partnership Firm,



3

1000Rs.



----- 11 -----

represented by its Partner, SHRI VIJAYKUMAR PAI KHOT, son of late Anandrao Pai Khot, of major in age, businessman, resident of Sheller, Canacona, Goa, hereinafter referred to as the "PURCHASERS", (which expression shall unless repugnant to the context or meaning thereof shall also mean and include their partners, representatives, adminis-

Serial No. 1142 place of record "CANACONA"
 date of s 18/6/96 value 1000/-
 Name of Vijay pai Kholi
 S/o Pai Kholi
 residence Sheller there is
 No. of 1000/-
 additional 1000/- per 1000/- of the value is
 attached alongwith.

Desai
 Signature of the Vendor

Signature of the Purchaser

----- 12 -----

trators, and assigns) of the OTHER PART. -----

----- All the parties to this Deed are Indian Na-
tionals. -----

----- The Vendors Nos.2 to 5 are represented by
their constituted Attorney, Shri Manguesh Bhati-
kar, Vendor No.1, by Virtue of Power of Attorney
executed before Shri Vithal V. Prabhu Desai, No-



3

1000Rs.



----- 13 -----

tary at Canacona, on 2nd November, 1990. -----

----- The Vendor No.6 is represented by her constituted Attorney Shri Manguesh Bhatikar, Vendor No.1, by Virtue of Power of Attorney, executed before Shri Vithal V. Prabhu Desai, Notary at Canacona, on 2nd November, 1990. -----

Serial No. 1142
 date of sale 18/6/96 place of vend "CANACONA"
 Name of Vendor(s) A. P. Kholapur Rs. 1000/-
 S/o P. Kholapur
 residence Sheller
 No. of stamp duty Rs. 19000/-
 additional stamp duty per cent of the value is
 attached alongwith.

[Handwritten Signature]

Signature of the Vendor

Signature of the Purchaser

14

----- The Vendors No.7 and 8 are represented by
 their constituted Attorney Shri Manguesh Bhatikar,
 Vendor No.1, by virtue of Power of Attorney
 executed before Shri Atmanand Velekar, Notary at
 Curchorem,Goa, on 16th November,1990. -----

----- The Vendors No.9 and 10 are represented by
 their constituted Attorney Shri Manguesh Bhatikar,



3

1000Rs.



R OF CANACON

----- 15 -----

Vendor No.1, by virtue of Power of Attorney executed before Shri Atmanand Velekar, Notary at Quepem, on 13th November, 1990. -----

----- The Vendors No.11 to 13 are represented by their constituted Attorney, Shri Manguesh Bhatikar, Vendor No.1, by virtue of Power of Attorney

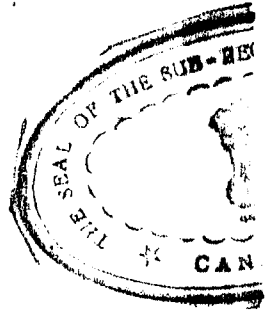
Serial No. 1142
 date 18/6/96
 Name of Vj Jay, P. Khol
 S/o P. Khol
 re: id Sheller
 No. of 10,000/-
 addition. 10,000/-
 attached along with.

Signature of the Vendor
[Signature]

Signature of the Purchaser

----- 16 -----
 executed before Shri Vijay J. Gaycar, Notary at
 Canacona, on 29th May, 1996. -----

----- The Vendors Nos. 14 to 17 are represented by
 their constituted Attorney Shri Purnanand Nadkar-
 ni, Vendor No. 19 by virtue of Power of Attorney
 executed before Shri Daniel M. Rodrigues, at Ponda,



1000Rs.



----- 17 -----

Goa, on 20th January, 1989. -----

----- The Vendor No.19 is represented by her co-
nstituted Attorney Shri Purnanand Nadkarni, Ven-
dor No.18, by virtue of Power of Attorney execu-
ted before Shri Atmanand Velekar, Notary at Cur-
chorem, on 10th April, 1990. -----

Serial No. 1142 piece of land "CAN CONA"
date of sale 18/6/96
Name of Vendor Jaypai Kholi
S/O Jaypai Kholi
residing at Sheller
No. of stamp 10,000/-
additional stamp per cent of the value is
attached along with.

Jaypai
Signature of the Vendor

Signature of the Purchaser

----- 18 -----

----- WHEREAS, the Vendors are co-owners in possession of a landed property known as "PORVOR" or "PORVORI", situated at Char-rasta, Nagarcem, Canacona, Goa, not registered in the Land Registration Office, but enrolled in the Land Revenue Office of Canacona Taluka under Matriz No.1311, and Surveyed under Survey No.133/7 of Village



1000Rs.



----- 19 -----

Chaudi, Taluka Canacona, having area admeasuring 3013 square metres and more clearly described in the Schedule 'A' appearing hereinafter. -----

----- AND WHEREAS, in the Survey records of the said property under Survey No.133/7 of Village Chaudi, Taluka Canacona, Goa, the name of late Smt. Jaiwante Naik has been recorded as Tenant.

Serial No. 1142 place of vend "CANACONA"
date of s 18/6/96 value of s 10,000/-
Name of s vijay pai khok
S/o D. pai khok
residence Shalher
No. of s 10,000/-
additional information: The total value of the value is
attached along with.

D. Pai
Signature of the Vendor

Signature of the Purchaser

----- 20 -----

----- AND WHEREAS, the Mamlatdar of Canacona, by
his Judgement and Order dated 16th April, 1996,
passed in case No. TNC/MAM/35/95 has declared th-
at the legal heirs of said Smt. Jaiwante Naik,
are not cultivating the said property. -----

----- AND WHEREAS, the Vendors by virtue of an



1000Rs.



----- 21 -----

Agreement for sale dated 25/5/95, had agreed to Sale the said property for the total consideration of Rs.1,20,000/- (Rupees One Lakh Twenty Thousand Only) and the Purchasers had agreed to purchase the same. However, for the purpose of Stamp duty the value of the said property has been con-

Serial No. 1142
date 18/6/96
Name of Vijay pai khol
S/o A. pai khol
re id/age Sheller
L.o. si ... RS. 1000/-
additional ... RS. 10000/-
attached along with.

[Signature]
Signature of the Vendor

Signature of the Purchaser

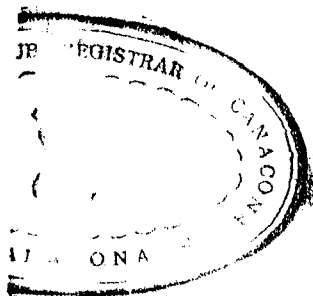
----- 22 -----

sidered as Rs.3,01,300/- (Rupees Three Lakhs One Thousand Three Hundred Only), which is its fair present market price. -----



NOW THIS DEED OF SALE WITNESSETH AS UNDER:-----

1.----- That in consideration of Rs.1,20,000/- (Rupees One Lakh Twenty Thousand Only) paid by the Purchasers to the Vendors and the Vendors



----- 23 -----

hereby acknowledge and admit and give full discharge for the same and every part thereof, the Vendors hereby convey, sell, transfer, UNTO the said Purchasers the piece of land admeasuring an area of 3013 square metres of the property known as "PORVOR" or "PORVORI", fully described hereunder the said piece of land and more clearly des-

Serial No. 1142
 date of s 18/6/96 place of vend "CANACONA"
 Name of Vendor Jay-pai Khor RS 1000/-
 S/o Jay-pai Khor
 residence Sheller
 I, sign? clean up price of Rs 10,000/- there is
 additional Rs 10,000/- per for the completion of the value is
 attached alongwith.

J. Khor
 Signature of the Vendor

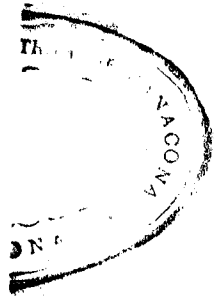
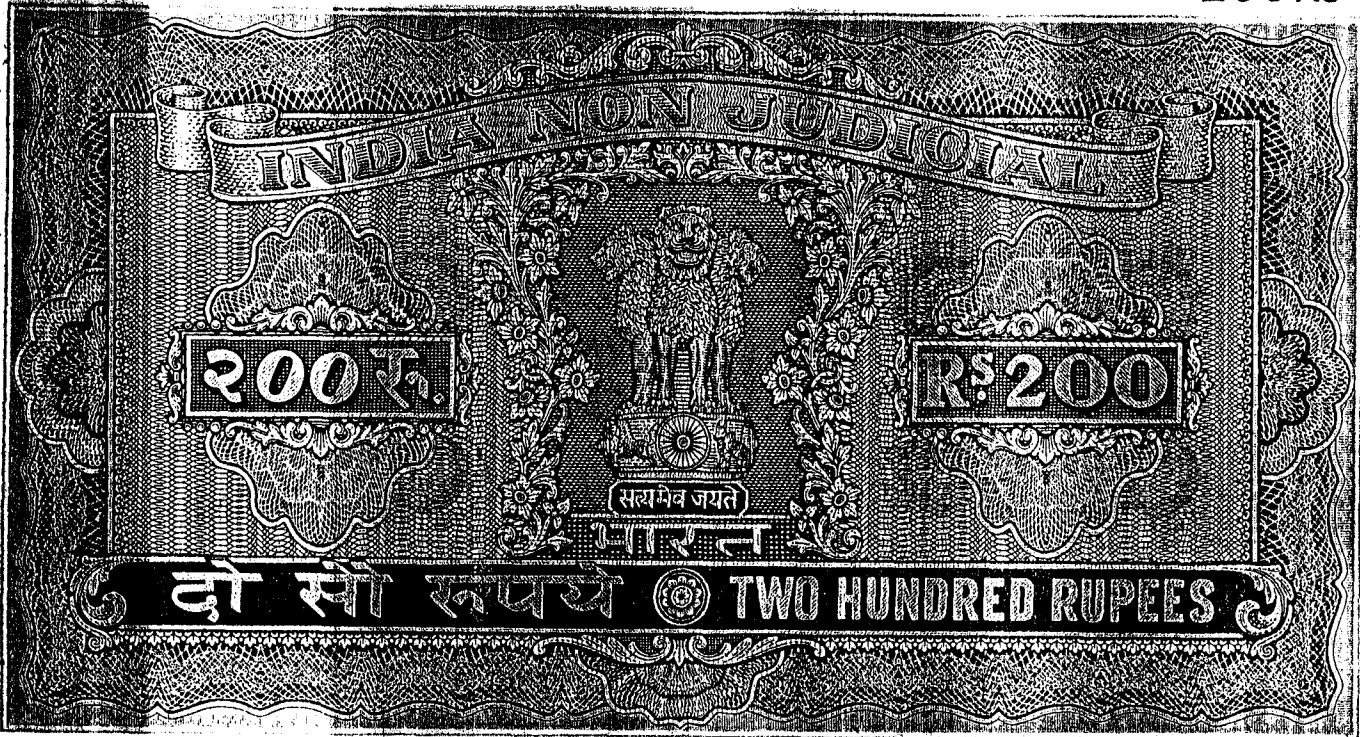
Signature of the Purchaser

----- 24 -----

cribed in the Schedule 'A', hereto, with full
 right, title, demands, possession, easements and
 all other rights, appertainments thereto, to ha-
 ve, to hold and to enjoy the same forever as the
 absolute owners thereof. -----



2.----- The Vendors have assured to the Purcha-
 sers that they have old and clear marketable ti-



----- 25 -----

tle and the Vendors have assured and undertaken
 that they will fully compensate and indemnify to
 the Purchasers for the full consideration and/or
 damages suffered by them and/or their assignee, if
 they are deprived of the enjoyment of the said por-
 tion of land, admeasuring 3013 square metres, or

Serial No. 1155
date of is 22/6/96
Name of V. Jayapal khet
S/o N. pull khet
residing at Sheller
I o. singh claim
additional stamp for the completion of the value is attached alongwith.

Signature of the Vendor: [Signature]
Signature of the P: [Signature]

----- 26 -----

any part thereof due to the defect in the title
of the Vendors to the said portion of land incase
of claim from any other person having a better
title to the same.

3.----- The Vendors have further assured to the
Purchasers that they will sign or execute any



deed or document at the cost of the Purchasers to the
said portion of land or to carry out any changes in
Revenue records in respect of the said portion of la-
nd, admeasuring an area of 3013 square metres and al-
so to sign all papers required to construct building
in the said property. -----

4.----- The Purchasers may hereafter peacefully and
quietly possess the above said property conveyed wi-
thout any claim or demand whatsoever from the Vendors
or any persons claiming through or under them. -----

----- SCHEDULE 'A' -----

----- All that plot of landed property known as "POR-
VOR" or "PORVORI", situated at Char-rasta, Nagarcem,
Canacona, Goa, within the area of Canacona Municipal
Council, Taluka and Sub-District of Canacona, Distri-
ct of South Goa, State of Goa, not registered in the
Land Registration Office, but enrolled in the Taluka
Revenue Office of Canacona, under Matriz No. 1311 and
Surveyed under Survey No. 133/7 of Village Chaudi, Ta-

luka Canacona, Goa, having an area of 3013 square me-
tres and bounded as under:-----

East:-by property of Antu Mortu Sinai, presently un-
der Survey No.133/6; -----

West:-by N.H. 17 ; -----

North:-by property of Babu Purso Naik and others;---

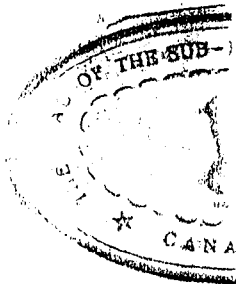
South:-by N.H. 17 ; -----

----- IN WITNESS WHEREOF both the parties have signed
this DEED OF SALE, on the day, month and year first
hereinabove mentioned in the presence of two wites-
ses signed below. -----

----- SIGNED, SEALED AND DELIVERED by the withinnamed
VENDORS:-----

1. Manguesh G. Bhatikar
(VENDOR NO.1, SHRI MANGUESH BHATIKAR, for self and
as Constituted Attorney of Vendors No.1 to 13)

2. Purnanand R. S. Nadkarni
(VENDOR NO.18, SHRI PURNANAND R.S. NADKARNI, for self
and as Constituted Attorney of Vendors No.14 to 17,
and Vendor No.19)



29

THE PURCHASERS:-----

1. Vijay Kumar, Pai Khot
M/S.. PAI KHOT BUILDERS
(SHRI VIJAYKUMAR PAI KHOT)
PARTNER

WITNESSES:-----

1. Sepulo Datta Naik Dessai
2. Naravathi Narayana Namik

(1) Shri Manguesh Bhatikar, s/o. late Gorind Bhatikar, major in age, Serri ce. No. Nagar, Carnarona, Goa, for self and as Attorney of - (a) Smt. Kumud Bhatikar, d/o. late Narasing Chimutkar, aged about 50 years, housewife, married, (b) Smt. Rukmabai Govind Bhatikar, aged about 78 years, d/o. late Vassudev Rajadhyaksha, widow, housewife, (c) Shri Anil Bhatikar, s/o. late Gorind Bhatikar, aged about 47 years, married, service, and his wife (d) Smt. Alka Anil Bhatikar, d/o. Ganapat Dhond, aged



about 42 years, married, Service,
(e) Smt. Kalka Mahindranath Bhat-
tikar alias Mohita Mahindra-
nath Bhatikar, widow, aged about
47 years, d/o. Anant Kamat Bud-
cupp, all of. Nagurcem, Cana-
cona. (f) Shri Devidas Shri-
pad Shenvi Salunkar, s/o. Shri-
pad Shenvi Salunkar, aged about
66 years, landlord, and his wife
(g) Smt. Malini Devidas Shenvi
Salunkar, d/o. Govind Bhatikar,
major in age, housewife, both of.
Sanguem, Goa. (h) Shri Devidas
Pandurang Sinai Kurchadkar,
s/o. Pandurang Sinai Kurchad-
kar, aged about 67 years, land-
lord, and his wife, (i) Smt. Sushila
Devidas Sinai Kurchadkar,
d/o. Govind Bhatikar, aged about
60 years, housewife, both of. Cur-
chorem, Goa. (j) Shri Prashant
Devidas Sinai Sankardkar,
s/o. Devidas Sinai Sankardkar,
aged about 35 years, married,
Advocate, and his wife (k) Smt.
Pratiba Sinai Sankardkar, d/o.
Krishna Amonkar, major in age,
married, Service, (l) Smt. Vijaya
Sinai Sankardkar, widow, major
in age, d/o. Shankar Nagarcentar,
housewife, all of. Mahim, Bombay.
(2) Shri Purnanand R. S. Nadkarni,
aged about 61 years, married land-
lord, s/o. Ravi. Nadkarni of. San-
guem, Goa, for self and as Attorney



of (a) Shri Nilkanth G. S. Nagar-
centkar, aged about 67 years,
married, retired Govt. servant,
son of G. S. Nagarcentkar,
and his wife (b) Smt. Parvati-
bai Nilkanth Nagarcentkar, d/o.
Rauji Nadkarni, aged about
62 years, married, housewife, both
d/o. Nagarcent, Canacona, (c)
Shri Tulshidas B. S. Adralpalkar,
s/o. B. S. Adralpalkar, aged about
65 years, married, retired, Govt.
employee, and his wife (d)
Smt. Sujala T. S. Adralpalkar
d/o. Rauji Nadkarni, aged about
61 years, housewife, both d/o.
Ponda, Goa, (e) Smt. Shailaja
Purnanand Nadkarni, d/o. G. S.
Naik, aged about 55 years, mar-
ried, housewife, d/o. Sanguem,
Goa, and (3) M/s. Pai Khot
Builders, having its registered
office at Chaudi, Canacona,
Goa, a partnership firm, re-
presented by its partner, Shri
Vijaykumar Pai Khot, son of
late Anandraso Pai Khot, mar-
ried, businessman, major
in age, resident of Sheller,
Taluka Canacona, Goa.



All the parties hereto are
Indian Nationals.

Executing party

admits execution of the so called

..... of sale

Marguesha G. Bhat
for self and as attorney of
other vendors



Gubnarand R. S. Nadkarni
for self and as attorney of
other vendors



Vijaykumar Das Khosla

[Signature]



Navanath Narayan Tambre married
major Govt. servant do Shalwa Canacona
and demand written in the hand of
married major Govt. servant
and of Shalwa - Canacona.

State that they personally know
the above executants
and identify him/her.

Navanath Narayan Tambre W
Anand Dattaram Mhalchi M
Cacona, dated 9 - October 1996.
Josi

SUB-REGISTRAR
CANACONA

Registered No. 173/96
at pages 315 to 348.
Book No. 79 Volume No. 79
Date 11 - October 1996

Josi
Sub-Registrar



