

150  
17/1



Serial No. 65702  
 Presented at the Office of the  
 sub-Registrar of *Ilhas*  
 between the hours of *12.30*  
 and *1.30* on *9/1/10*

Received fees for: Rs. ....  
 Registration 2000-00  
 Copying (Folios) 1000-00  
 Copying endorsements 600-00  
 Postage .....  
 Total Rs. 2070-00

*[Signature]*  
*[Signature]*

*[Signature]*

SUB-REGISTRAR  
 ILHAS

SUB-REGISTRAR  
 ILHAS

DEED OF SALE

THIS DEED OF SALE is made at Panaji, Goa, on  
 this 8th day of the month of January of the  
 year two thousand two;

7430085  
Sr. No. 322 Place of vend, Provision Date of issue 8/10/2  
Value of stamp paper 5000  
Name of the purchaser MCR  
Residing at ... son of ...

*...*  
**Sig. of the Stamp vendor**

**Signature of Purchase**

**BETWEEN**  
**(1) Smt RADHABAI KRISHNANATH MALVANKAR, major**  
**of age, widow of late Shri Krishnanath Vasu**  
**Malvankar, Indian National, resident of Moica**



Vaddo, Pilerne, Bardez, Goa (2) SMT. BHARATI  
 VITHU GAONKAR, wife of Vithu S. Gaonkar,  
 daughter of late Shri Krishnanath Vasu Malvan-  
 kar, major of age, Indian National and her

Sl. No. 3020 Place of vend, Panaji-Goa Date of issue 8/1/02  
Value of stamp paper 1000/-  
Name of the purchaser m.c.f.c.  
Residing at Panaji son of  
Sig. of the Stamp vendor  
Signature of Purchaser



husband (3) Shri VITHU SABAJI GAONKAR, son of  
Sabaji Gaonkar, major of age, Indian National,  
both residents of Malvankar colony, Nerul,  
Bardez, Goa (4) Smt. JAYANTI SUDESH VADKAR,



wife of Sudesh V. Vadkar, daughter of late Krishnanath Vasu Malvankar, major of age, Indian National and her husband (5) Shri SUDESH VASUDEV VADKAR, son of Vasudev Vadkar,

St. No. 3024 Place of vend, Panaji-Goa Date of issue 8/11/02  
Value of stamp paper 1000  
Name of the purchaser M. P. C.  
Residing at Panaji - son of

*8*  
**Sig. of the Stamp vendor**

**Signature of Purchase**



major of age, Indian National, both residents  
of, Santa Inez, Ilhas, Goa (6) SMT. SARITA  
SANTOSH HALDANKAR, wife of Santosh Haldankar,  
daughter of late Krishnanath Vasu Malvankar,

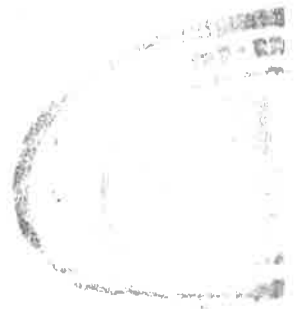


aged 23 years old, Indian National, and her husband (7) SHRI SANTOSH TUKARAM HALDANKAR, son of Tukaram Haldankar, major of age, both resident of Valpoi, Sattari, Goa (8) SMT.

Dr. No. 3024 Place of vend, Panaji-Goa Date of issue 8/11/02  
Value of stamp paper 1000/-  
Name of the purchaser MCE  
Residing at Panaji son of

*Sig. of the Stamp vendor*

*Signature of Purchaser*



TANUJA RAJARAM GAONKAR, daughter of late Shri  
Krishnanath Vasu Malvankar, and wife of Shri  
Rajaram Arjun Gaonkar, major of age, married,  
Indian (National), and her husband (9) SHRI





RAJARAM ARJUN GAONKAR, son of Arjun Gaonkar and husband of Smt. Tanuja Rajaram Gaonkar, both residents of Bicholim-Goa, major of age, Indian National, all the above parties from

St. No. 3020 Place of vend, Panaji-Goa Date of issue 8/1/02  
Value of stamp paper 50/-  
Name of the purchaser MCPL  
Residing at Panaji son of  
S  
Stk. of the Stamp vendor Signature of Purchase

to 9 are hereby represented herein by their  
lawful and legal Attorney Shri. Hemant Laksh  
Hanumanth Krishnanath Malvankar, son of late  
Krishnanath Vasu Malvankar, major of age,  
resident of Moica vaddo, Pilerne Bardez, Goa,



by Power of Attorney dated 6/12/2001 registered under Registration No.2377/2001 duly executed before the Notary Public Shri Gajanan G. S. Dhumatkar, at Alto - Betim, Goa and (10) Mr.

St. No. 3021 Place of vend, Panaji-Goa Date of issue 2/1/02  
Value of stamp paper 200/-  
Name of the purchaser M. S. P. L.  
Residing at [Signature] son of [Signature]

Stg. of the Stamp vendor

Signature of Purchase

Hemant alias Hanumant Krishnanath Malvankar,  
son of late Krishnanath Vasu Malvankar, major  
of age, resident of Moica vaddo, Pilerne  
Bardez, Goa, all hereinafter called the



"VENDORS" (which expression shall mean and include their heirs, executors, administrators and assigns) of the ONE PART





dency, Behind Goa College of Pharmacy, Panaji, Goa, represented herein by its Director Mr. Peter Vaz, son of late Diogo Vaz, major of age, married, Indian national, businessman,

No. 3021 Place of vend, Panaji-Goa Date of issue 8/1/02  
Value of stamp paper 100/-  
Name of the purchaser MPC  
Residing at ..... son of .....

*Sig. of the Stamp vendor*

*Signature of Purchaser*



resident of Caranzalem, Ilhas, Goa, hereinafter called the "PURCHASER" (which expression shall mean and include its Directors, successors, administrators, legal representatives

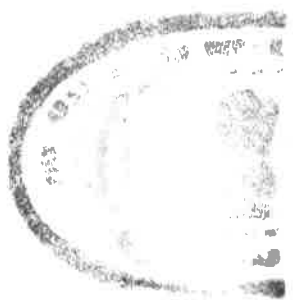




and assigns) of the OTHER PART.

WHEREAS, there exists a property known as 'PONGUERACHO ACCO' or 'PAGECHO ACCO' and also

#. No. 3021 Place of vend, Panaji-Goa Date of issue 2/1/52  
Value of stamp paper 100/-  
Name of the purchaser M. C.  
Residing at [unclear] son of [unclear]  
Signature of the Stamp vendor [unclear] Signature of Purchase [unclear]



the property 'PORSUM' forming part of the bigger property, surveyed under S.No.40/6, 40/12 and 41/6, situated at village Marra, Bardez Taluka, Goa totally admeasuring 2200

enrolled in the Taluka Revenue Office;

sq.mts. being 225 square metres under Survey No.40/6 and 500 square metres under Survey No.40/12 and 1475 square metres under Survey No.41/6; fully described in Schedule I hereunderwritten, forming part of the larger property described in the Land Registration Office of Ilhas under No.5005 at pages 13 Book B-2 and more particularly described in schedule I hereunderwritten;



AND WHEREAS, late Maria Angelica Estefania Fernandes, resident of Siolim, Bardez, Goa was also of Mumbai, had purchased 5 ladicoes or additions or parts particularly identified and known as 'Pongueracho Acco', 'Odlo Acco', 'Pagecho Acco', 'Cursacho Acco' and 'Ponsum'; which jointly forms one property situated at Village Marra-Pilerne, within the jurisdiction of Marra-Pilerne Grampanchayat, Sub District of Ilhas, North Goa District, State of Goa, enrolled in the Taluka Revenue Office under Matriz No.254. However, the above said Pongueracho Acco or Pagecho Acco part is not

enrolled in the Land Revenue Office;

AND WHEREAS, vide Deed of Sale and Acquittance executed on 3rd December, 1948, in the City of Bombay before the Consul Joao de Lucena of Consulate General of Portugal, recorded at folio 267, the original owners Dotu Mabl Sinai Borkar, resident of Borim but then resident of Bombay for self and as duly authorised attorney of his children and daughter-in-law namely Shankar Dotu Sinai Borkar, bachelor, Manorama Dotu Borkar, spinster and Jayabai Harsha Bhawani Sunktankar, sold the above said property comprising of 5 parts (adcoes) situated at Village Marra-Pilonne in favour of Mrs. Maria Angelica Estefania Fernandes;



AND WHEREAS, said Mrs. Maria Angelica Estefania Fernandes and her husband late Joaquim Martinho as exclusive owners sold the said property surveyed under survey Nos. 40/6

and 40/12 and 41/6 situated at Village Marra-  
Pierne, measuring 2200 square metres to  
late Shri Krishnanath Vassu Malvankar vide  
Deed of Sale dated 7.8.1982 duly registered in  
the Sub-Registration Office of Ilhas at Panaji  
under No.535 at pages 75 to 80, Book No.1,  
Vol.No.185 dated 9.8.1983;

AND WHEREAS, Shri Krishnanath Vassu  
Malvankar expired leaving behind the vendors  
abovenamed as the only legal heirs;

AND WHEREAS upon the death of Krishna-  
nath Vassu Malvankar, Deed of Succession was  
executed on 15.09.1995 and registered in the  
Sub-Registrars Office Sub-District of Goa  
under Book No.652 at pages 92-V onwards and  
all the legal heirs were brought on record.

AND WHEREAS, thus the vendors became  
the sole and absolute owners in possession of

the said property surveyed under Survey Nos. 40/6, 40/12 and 41/6 of Village Marra-Pilerne, Taluka Bardez, Goa;

AND WHEREAS, the Vendors have agreed to sell to the Purchaser and the Purchaser has agreed to purchase by a straight deal without any prior written agreement the said property surveyed under Survey Nos. 40/6, 40/12 and 41/6 of Village Marra-Pilerne, Taluka Bardez Goa admeasuring 2200 sq. metres; described in Schedule II hereunder written and as shown in the plan annexed hereto in red colour boundary line, for a total consideration of Rs. 2,00,000/- (Rupees Two Lakh only) being fair and true market value of the property.

NOW THIS DEED OF SALE WITNESSETH as follows:-

1. That in pursuance of the oral agreement and in consideration of sum of Rs. 2,00,000/- (Rupees Two Lakh only) paid by the Purchaser to the Vendors, the receipt of which the

Vendors do hereby admit and acknowledge, and grant full discharge of the same to the Purchaser, they the Vendors as absolute owners do hereby convey and assign by way of sale unto the Purchaser all that property admeasuring 2200 square metres surveyed under survey No. 40/6 and 40/12 and 41/6 situated at Village Marra-Pilerne, fully described in Schedule II hereunder written shown on the plan annexed hereto in red colour boundary line and signed by the parties together with all their rights, title, interest, claim, demand, its privileges and appurtenances whatsoever to hold the same absolutely and freehold property forever.

2. The Vendors do hereby grant, sell, assign, convey and assure unto the Purchaser absolutely and forever all that property particularly described in Schedule II hereunder written, together with the ways, wells, compounds, path, passages, drains, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights and appurtenances whatsoever to the said property belong-

ling or in any way appertaining to or with the same or any part thereof now or at any times theretofore usually held, used, occupied or enjoyed or reputed known as part or member thereof and appurtenant thereto and also together with all the deed, documents, writings, vouchers and other evidences of the title relating to the said property or any part thereof.

3. That the property hereunder sold is free from encumbrances and defects of title and no person whatsoever is having any right, claim or demand against the property or any part thereof and the Vendors have full power and absolute authority to sell the property under these presents in the manner aforesaid and the Purchaser shall be entitled to quietly hold and enjoy the same without any claim, demand whatsoever or under the Vendors or any person claiming through or under them.

4. The Vendors declare that no person what-





soever is having any claim, right or interest in the said property conveyed under these presents or any part thereof and in case the Purchaser is dispossessed of the whole or any part of the said property on account of any defect in title, then the Vendors shall clear such defects at their own cost and shall indemnify and keep indemnified the Purchaser from the same and every part thereof.

5. The Vendors declare that the property hereby sold is not acquired or requisitioned by any authority nor there are any proceedings being contemplated for acquisition of the same.

6. The Vendors shall at the cost of the Purchaser requiring the same, execute and do every assurance and thing necessary for further and more perfectly assigning the said property unto the Purchaser as may be reasonably required.

7. That the Vendors at all times hereafter indemnify and keep indemnified the Purchaser and their transferees against loss, damage, costs, charges, expenses, if any suffered by reason of any defects in title of property or any breach or covenants hereinafter contained.

8. That the Purchaser has taken physical possession of the said property sold to the Purchaser by the Vendors on having been paid the entire price of Rs 2,00,000/- (Rupees Two Lakh only) and the stamp duty has been paid separately by means of stamp paper on which the sale deed is typed and executed.

SCHEDULE I  
ALL that properties known as "Pongueracho Acco", "Odlo Acco", "Pagedho Acco", "Cursacho Acco" and "Porsum" situated at Marra-Rilerne, within the jurisdiction of Marra-Rilerne Grampanchayat, Sub-District of Ilhas, North

Goa District, State of Goa, surveyed under  
Survey Nos. 40/1 to 40/12, 41/1 to 41/7, 42/1  
and 2, 31/2, 32/1, 33,34 and 42/2, which  
property as a whole is described in the Land  
Registration Office under No.5005 at folio 13  
of Book B two new and enrolled in the Taluka  
Revenue Office under Matriz No.254 and bounded  
as under:-

On the North: By Survey No.39,36, 34 and 35;

On the South: By Survey No.45 and 43;

On the East : By Survey No.21/31;

On the West : By Survey No.46 and 39 of  
Village Marra-Pilerne.

#### SCHEDULE II

ALL that property known as "Pongueracho  
Acco" "Pagecho Acco" and "Porsum" in parts  
which properties are surveyed under Survey

Nos.40/6, 40/12 and 41/6 totally admeasuring 2200 square metres being 225 sq.metres under Survey No.40/6 and 500 square metres under Survey No.40/12 and 1475 sq. metres under survey No.41/6, situated at Village Marra-Pilerne, within the jurisdiction of Marra-Pilerne Grampanchayat Sub-District of Ilhas, North Goa District, State of Goa, which property as a whole is described in Schedule I hereinabove and this property is bounded as under:-

Property surveyed under Survey No.40/6 is bounded as under:-

On the North: By Nallah and further by Survey No.36;

On the South: By Nallah

On the East : By Nallah;

On the West : By Survey No.40/5.

Property surveyed under Survey No.40/12

is bounded as under:-

On the North: By Nallah

On the South: By Nallah,

On the East : By Nallah;

On the West : By Survey No.40/11.

Property surveyed under Survey No.41/6 is

bounded as under:-

On the North: By Nallah

On the South: By Survey No.41/7 and by

Survey No.45;

On the East : By Nallah;

On the West : By survey No.41/5.

IN WITNESS WHEREOF, the parties hereto have signed this Deed of Sale on the day, month and the year first above mentioned.

SIGNED AND DELIVERED BY

THE WITHINNAMED VENDORS

- (1) SMT. RADHABAI KRISHNANATH MALVANKAR
- (2) SMT. BHARATI VITHU GAONKAR
- (3) SHRI VITHU SABAJI GAONKAR
- (4) SMT. JAYANTI SUDESH VADKAR
- (5) SHRI SUDESH VASUDEV VADKAR
- (6) SMT. SARITA SANTOSH HALDANKAR
- (7) SHRI SANTOSH THAKARAM HALDANKAR
- (8) SMT. TANUJA RAJARAM GAONKAR
- (9) SHRI RAJARAM ARJUN GAONKAR

On the East : By Name :  
 On the West : By Name : *[Signature]*

All the above Parties are represented herein by their P.O.A. Holder, SHRI HANUMANT alias HEMANT KRISHNANATH MALVANKAR

On the North : By Name : *[Signature]*

- (10) (SHRI HANUMANT alias HEMANT KRISHNANATH MALVANKAR)

On the East : By Name :  
 On the West : By Name :  
 SIGNED AND DELIVERED BY  
 THE WITHINNAMED PURCHASER

IN WITNESS WHEREOF, the parties hereto have signed this Deed of sale on the day,

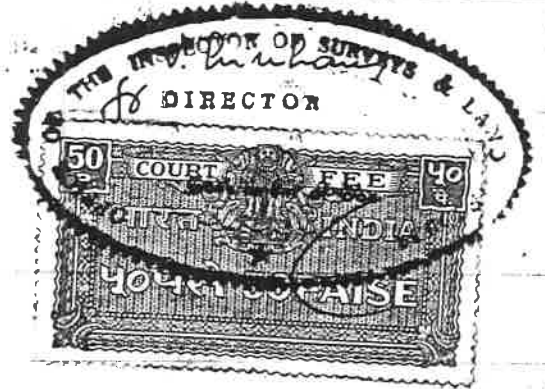
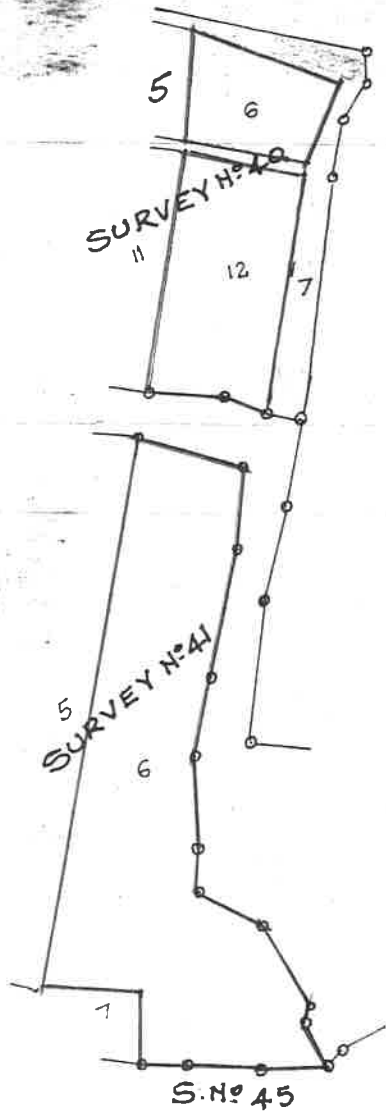
*[Signature]*  
 M/s. MODELS CONSTRUCTION PVT. LTD., represented by its Director Mr. PETER VAZ

WITNESSES:-

1. *Pamela*

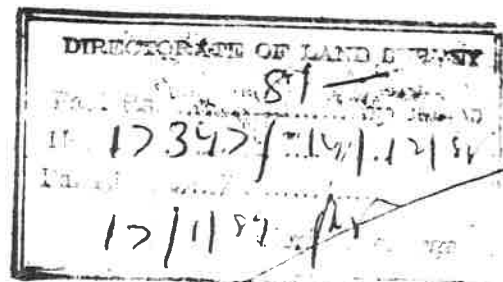
2. *Gig*

PLAN  
 SHOWING THE SITUATION  
 OF MARRA VILLAGE  
 OF BARDEZ TALUKA  
 S. No. / SUB DIV. Nos. 40/6, 12, 41/6.  
 SCALE 1:1000



*John*

*Green*



*V. Dinkar*  
 6-1-89

*Marra*

40,50

6-1-89

*Notarobing*



1  
Smt. Heenan - alias  
Hanuman - Krishnamath  
Malvanekar, major.

Indian, and No

Moica Vaddo,

Pilona, for self  
and as person of

(a) Smt. Radhabai  
Krishnamath Malvanekar,  
major, widow, No

Pilona.  
(b) Smt. Bharati Vitlu  
Ganekar, major  
and her husband

(c) Mr. Vitlu Sabaji  
Ganekar, major -  
No. 100.

(d) Mrs. Jayanti  
Jadesh Vadkar, major -  
No. 800, Ihasi, and  
her husband

(e) Mr. Jadesh Vasudev  
Vadkar, major, No  
800.

(f) Mrs. Sarita Santosh  
Haldanekar, 234.

& her husband

(g) Mr. Santosh Tulcaran  
Haldankar, major, both  
of Valpoi, Sattara.

(h) Mrs. Tanuja Rajaram

Gaonkar, daughter  
of late Mr. Krishna-  
nath Vasu Malvanekar,  
major, married -  
Indian, and her  
husband

(i) Mr. Rajaram Anjum  
Gaonkar, major,  
married, both of  
Picholim; vide  
P.A. dated 6/12/01.

→ Mr. Ashok Naik,  
married, Indian  
major, and of  
Pana ji as Attorney  
of Mrs. Modil  
Const. RT Ltd.  
vide P.A. dated  
30/07/00

executing party 1 to 2

admits execution of the so called  
sale

Wheeler

Chafly

✓ Alvin Cosmo  
Fernandez  
married  
major of  
Marina Biterna

✓ Mr. Sadeer  
Vasudev  
Chavli major  
of Biterna

identified the  
above Executants

✓ *[Signature]*

7 *[Signature]*

*[Signature]*

9/11/02  
SUB-REGISTRAR  
ILHAS

Registered No. 150  
at pages 116 to 134  
Book No. P Volume No. 1034  
Date 17/1/2002

*[Signature]*  
Sub-Registrar



UTI TECHNOLOGY SERVICES LIMITED  
EDC HOUSE, WING "C" SHOP NO.30  
GROUND FLOOR, DADA VAIDYAROAD  
PANAJI, GOA-403001

D-5/STP(V)/C.R./35/10/2010-RD(1466903)

भारत 11746 NON JUDICIAL गोवा  
152685 NOV 07 2016



ZERO THREE NINE SEVEN ZERO ZERO ZERO 12:34

Rs.0397000/- PB7072

INDIA

STAMP DUTY

GOA



NAME: Models Construction Pvt. Ltd.  
ADDRESS: St. Inez  
THROUGH: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
RECEIPT NO: 11746



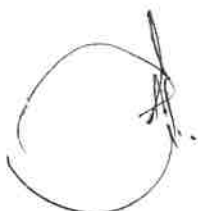
**DEED OF SALE**

THIS DEED OF SALE is made at Mapusa, Taluka Bardez, Registration Sub district of Bardez, North Goa District, State of Goa, on this 7<sup>th</sup> day of November of the year 2016 BETWEEN:

**Mr. COSMAS FRANCIS ANTHONY FERNANDES**, son of late Mr. Saluzinhio Fernandes, 59 years of age, married, businessman, PAN Card No. \_\_\_\_\_ Indian National and his wife (2) **Mrs. PERPETUAL FERNANDES**, daughter of late Mr. Sebastiao Fernandes, 56 years of age, married, housewife, Indian National, PAN Card No. \_\_\_\_\_, both residents of Marra, Pilerne, Bardez, Goa, Pin Code 403 114, (3) **Mr. PAUL FERNANDES**, son of late Joao Francisco Natividade Fernandes, 51 years of age, married, businessman, Indian National, PAN Card No. \_\_\_\_\_, and his wife (4) **Mrs. JACKELINE ANTONETTE FERNANDES**, daughter of Mr. Simon Gasper Fernandes, 47 years of age, married, housewife, Indian National, PAN Card No. \_\_\_\_\_ both residing at 200/1, Volvaddo, Pilerne, P.O. Reis Magos, Bardez, Goa, Pin Code 403 114, represented herein by their duly constituted Power of attorney Holder Mr. Peter Vaz, director of Models Construction Pvt. Ltd., vide Irrevocable Power of Attorney dated 4/3/2002 executed before Notary Adv. Emerico Afonso, vide Registration No. 3718 on 27/3/2002, hereinafter referred to as the "**VENDORS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, successors, legal representatives and assigns) **OF THE FIRST PART;**

**AND**

**M/S. MODELS CONSTRUCTION PVT. LTD.**, a Company incorporated under the Companies Act 1956, having its Office at 7<sup>th</sup> Floor, Karim Mansion, St. Inez, Panjim, Goa, having PAN Card No. \_\_\_\_\_ represented herein by its Director **MR. EDGAR AFONSO**, 53 years old, son of late Dr. Crisanto Afonso, Indian National, residing at Tivai Vaddo, Calangute, Bardez, Goa, hereinafter




referred to as the "PURCHASER", (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors-in-title, legal representatives and assigns) **OF THE SECOND PART;**

WHEREAS there exists a property better described in Schedule No.I herein below written.

WHEREAS, VENDORS are the absolute owners of the property known as "PONGUERACHO ACCO" or "VODLO ACCO", "DACTO ACCO", "VHODLO AGOR", "PAGECHO ACO", "CURSACHO ACCO" and "PORSUM" surveyed under survey No.41/5, situated at Village Marra, Pilerne, within the jurisdiction of Marra-Pilerne Grampanchayat, Sub District of Ilhas, North Goa District, State of Goa, more fully described in Schedule II, which forms part and parcel of the property better described in Schedule No.I, hereunder written and hereinafter referred to as the "SAID PROPERTY";

AND WHEREAS, originally the said property surveyed under Survey No. 41/5, belonged to Dotu Mablú Sinai Borkar, Shankar Dotu Sinai Borkar, Manorama Dotu Borkar, Jayabai Harsha Bhawani Sukhthankar and her husband;

AND WHEREAS, the said original owner Dotu Mablú Sinai Borkar and others vide Deed of Sale and acquittance on 03.12.1948 executed before the Consul Joao de Lucena of Consulate General of Portugal at Bombay recorded at Folio 267 had transferred the said property in favour of Maria Angelica Estefania Fernandes through her duly constituted attorney Jose Albino Fernandes;



AND WHEREAS, vide Deed of Sale dated 27.08.1975, the said Mrs.Maria Angelica Estefania Fernandes, and her husband Joaquim Martino Fernandes sold the said property to Mr.Sebastian Lourenco Viegas which deed is duly registered in the Sub Registration Office of Ilhas under No.599, at pages 314 to 319 of Book No.1, Volume 93 dated 30.08.1975;



AND WHEREAS, said Mr.Sebastian Lourenco Viegas and his wife Joanita Estella Goes e Viegas as exclusive owners of the said property sold the same to the present VENDORS No.1 and 3 vide Deed of Sale dated 31.08.1999, which is duly registered in the Sub Registration Office of Ilhas under No.1484 at pages 486 to 503 of Book No.1, Vol. No.792 dated 07.09.1999;

AND WHEREAS, thus the present VENDORS became the exclusive owners of the property surveyed under Survey No.41/5, by virtue of the said sale Deed dated 31.08.1999 hereinabove mentioned;

AND WHEREAS, VENDOR No.1 is married to VENDOR No.2 under the communion of assets and, therefore, VENDOR No.2 being moiety holder and half sharer, has been made party in this Deed of Sale similarly VENDOR No.3 is married to VENDOR No.4 under the communion of assets and, therefore, VENDOR No.4 being moiety holder and half sharer, has also been made party in this Deed of Sale.

AND WHEREAS, an Agreement for Sale dated 1st March 2002 came to be executed between the VENDORS and the PURCHASER herein, by which the VENDORS agreed to sell to the PURCHASER the SAID



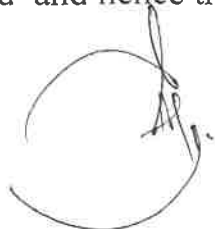
PROPERTY for a certain consideration which Agreement for Sale has been registered under No.3720(I) on 27/2/2002, before notary and advocate, Mr. Emerico Afonso.

AND WHEREAS, as per the Agreement for Sale dated 1<sup>st</sup> March 2002 the VENDORS herein had agreed to sell to the PURCHASERS the SAID PROPERTY along with properties bearing Survey No.42/1, 40/11 and 40/5 for a certain consideration.

AND WHEREAS the PURCHASER herein developed the property bearing Survey No.42/1 admeasuring 3500sq.mts. and subsequently the VENDORS alongwith the PURCHASER sold the undivided land rights to the various purchasers therein. The VENDORS and the PURCHASER herein have also agreed to execute separate Sale deeds for the properties surveyed under Survey No.40/11 and 40/5.

AND Whereas by this deed the VENDORS are selling unto the PURCHASER the property bearing survey No.41/5, better described in the Schedule No.II for a total consideration of Rs.4,18,000/- (Rupees Four Lakhs Eighteen Thousand Only);

AND WHEREAS, the PURCHASER have paid to the VENDORS the entire consideration agreed upon and the PURCHASER has now approached the VENDORS requesting that the SAID PROPERTY better described in Schedule No.II, be transferred and conveyed to them in terms of the agreement, which request the VENDORS have accepted and hence this deed is being executed.




**NOW THIS DEED WITNESSETH AS UNDER:**

1. The VENDORS do hereby sell, convey and transfer all the SAID PROPERTY described in detail in the Schedule No.II, hereunder to the PURCHASER and the PURCHASER does hereby agree to purchase the same for a total consideration of Rs.4,18,000/- (Rupees Four Lakhs Eighteen Thousand Only), paid by the PURCHASER to the VENDORS before the execution of this DEED OF SALE, the receipt whereof the VENDORS does hereby admit, acknowledge, and confirm, and acquit the PURCHASER from the payment thereof, the VENDORS do hereby sell, assign, release, convey, discharge and assure unto the said PURCHASER, forever ALL THAT SAID PROPERTY fully described in the Schedule No.II hereto and together with all the liberties, privileges, easements, rights appurtenant thereto and whatsoever to the SAID PROPERTY or any part thereof belonging or pertaining to or with the same or any part thereof now or at any time hereto for usually held, used and enjoyed therewith together with all the deeds, documents, writings, and other evidence of title relating to the SAID PROPERTY.

2. AND the VENDORS do hereby covenant with the PURCHASER, their heirs, administrators and assigns that the VENDORS are now lawfully seized and possessed of the SAID PROPERTY and consequently the SAID PROPERTY is described in the Schedule No.II hereby granted and transferred in favour of the PURCHASER and the VENDORS have full and absolute authority to sell the SAID PROPERTY described in the Schedule No.II hereto.



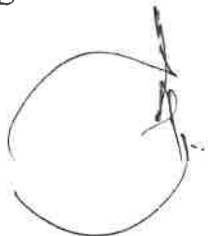
3. AND FURTHER, the VENDORS covenant with the PURCHASER to save harmless, indemnify and keep indemnified the PURCHASER from or against all encumbrances, charges and equities whatsoever. AND the VENDORS further covenant that they shall at the request and cost of the PURCHASER do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PROPERTY and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.




4. AND the VENDORS does hereby declare that they have a clear and marketable title to the SAID PROPERTY and do hereby further declare to indemnify the PURCHASER in the event the PURCHASER is deprived of the whole or any part of the SAID PROPERTY at any point of time on the ground of defect of title in favour of the VENDORS.

5. AND the VENDORS have on this day delivered the vacant possession of the SAID PROPERTY, more fully described in the Schedule No.II hereunder to the PURCHASER and have delivered the original title deeds and documents which are in their possession in respect of the SAID PROPERTY hereby conveyed on the date of the execution of these presents.

6. AND the PURCHASER shall hereafter peacefully and quietly possess and enjoy the SAID PROPERTY without any claims, demands, whatsoever from the VENDORS or any person claiming through or under them.



7. AND the VENDORS do hereby indemnify and shall keep indemnified the PURCHASER against all the claims, demands, dues, outgoings, charges and liens over the SAID PROPERTY hereby sold.
8. AND the VENDORS do hereby authorize and gave their no objection to the PURCHASER to enter his name in survey record on execution of this deed with respect to the above SAID PROPERTY.
9. The VENDORS do hereby declare that the SAID PROPERTY is not subject matter of any acquisition proceedings or any court litigation or any dispute of any nature.
10. That the Executants declare that the subject matter of this sale deed does not pertain to occupancies of person belongs to Schedule caste or Schedule Tribes.
11. In terms of Official Gazette dated 03-01-2013 giving the value to the properties by the Government and since the present property agreed to be sold is settlement zone S<sub>2</sub> and admeasures 2075sq.meters, on applying the present rate of 15% less than base value the rate becomes  $(5000 \times 15\% = 5000 - 750 = \text{Rs.}4250/\text{m}^2)$  and hence the total value of the property is @ Rs.4250/m<sup>2</sup>.
12. The SAID PROPERTY is purchased for a consideration of Rs.4,18,000/- (Rupees Four Lakhs Eighteen Thousand Only) For the purpose of Stamp Valuation and registration this Deed is valued at Rs.88,19,000/- hence stamp duty of Rs.3,97,000/- is affixed to this Deed.



**SCHEDULE I**  
**(Description of the entire property)**

ALL that properties known as "Pongueracho Acco", "Vodlo Aco", "Dacto Aco", "Pagecho Acco", "Cursacho Acco", "Galli", "Pello", "Firguegocho Agor", "Agrachi Nimbani" and "Porsum", situated at Marra, within the jurisdiction of Marra-Pilerne Grampanchayat of Bardez Taluka, Sub-District of Ilhas, North Goa District, State of Goa, surveyed under Survey Nos.40/1 to 40/12, 41/1 to 41/7, 42/1, 42/2, 31/2, 32/1, 33 and 34, which property as a whole is described in the Land Registration Office under No.5005 at folio 13 of Book B-2 new in the transcript of Bardez and enrolled in the Taluka Revenue Office of Bardez under Matriz No.245, 254, 301 and 302 and bounded as under:-

On the North : By Survey No.39; 36 and 35 of Village Marra


On the South : By Survey No.45 and 43

On the East : By Survey No.21 and 31

On the West : By Survey No.46 and 39 of Village Marra

**SCHEDULE II**

ALL those properties known as "PONGUERACHO ACCO", "VODLO ACCO", "DACTO ACCO", "VHODLO AGOR", "PAGECHO ACCO", "CURSACHO ACCO" and "PORSUM" surveyed under Survey No.41/5, situated at Marra, Pilerne, within the jurisdiction of Marra-Pilerne Grampanchayat, Sub District of Ilhas, North Goa District, State of Goa, which property as a whole is described in the Land Registration Office of Ilhas under No.5005 and enrolled in the Taluka Revenue Office under Matriz Nos.245 and 254 and admeasures 2075sq.meters and bounded as under:-



Property surveyed under Survey No.41/5 is admeasuring an area of 2075sq.meters and is bounded as under:-

On the East : By Survey No.41/6

On the West : By Survey No.41/4

On the North : By Nallah

On the South: By Survey No.41/7 and 45;

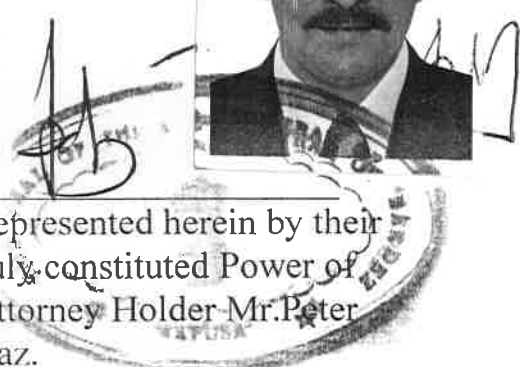
The said property is delineated with red in the annexed plan.

IN WITNESS WHEREOF THE PARTIES HERETO SIGN  
HEREUNDER:

SIGNED, EXECUTED AND )  
 DELIVERED BY THE )  
 WITHINAMED VENDORS )  
 (1) Mr.COSMAS FRANCIS )  
 ANTHONY FERNANDES )  
 (2) Mrs. PERPETUAL FERNANDES )  
 (3) Mr. PAUL FERNANDES )  
 (4) Mrs. JACKELINE ANTONETTE )  
 FERNANDES )  
 IN THE PRESENCE OF )  
 WITNESSES )



Represented herein by their  
 duly constituted Power of  
 Attorney Holder Mr.Peter  
 Vaz.



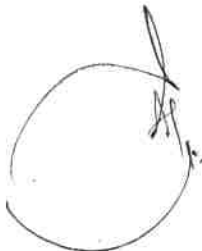
L.H.F.P. of Mr. Peter Vaz

R.H.F.P. of Mr. Peter Vaz



1. Almeida. CHERRY NUNES

2. Botelho. REENA BOTELHO



Feb

SIGNED, EXECUTED AND ) FOR MODELS CONSTRUCTION  
DELIVERED ) PVT. LTD.  
BY THE WITHIN NAMED )  
PURCHASER IN THE )  
PRESENCE OF WITNESSES )

(MR. EDGAR AFONSO)  
DIRECTOR



L.H.F.P. of Mr. Edgar Afonso

R.H.F.P. of Mr. Edgar Afonso



1. Mrs. CHERRY NUNES

2. REENA BOTELHO







GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 PANAJI - GOA



Plot showing plot situated at

MARBA Village

BARDEZ Taluka

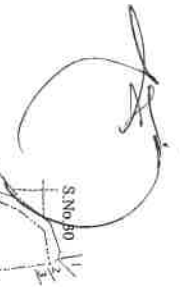
S.No/Sub Div No.21/

40/ 1 to 5, 32/ 1, 33/ 7, 34/ 7

Scale 1:1000



*[Handwritten signature]*



Computer Generated On 15-05-2006

Compared by *[Signature]*





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 08-11-2016 12:38:16 PM

Document Serial Number : 4790




Presented at 12:23:00 PM on 08-11-2016 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	308670.00
2	Processing Fees	450.00
	<b>Total :</b>	<b>309120.00</b>

Stamp Duty Required: 396855.00

Stamp Duty Paid: 397000.00



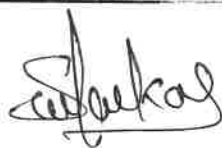
Samir Uttam Kerkar presenter

Name	Photo	Thumb Impression	Signature
Samir Uttam Kerkar, s/o Uttam Kerkar , UnMarried, Indian, age 33 Years, Advocate, r/o Naik Vaddo Mandrem Pernem Goa To Admit and Execute as POA for CP Vide POA Dated 5.10.2011 before Sub Registrar Ilhas under Sr. No. 72/11 (On behalf of Peter Vaz )			




Endorsements

Executant



1 . Samir Uttam Kerkar, s/o Uttam Kerkar, UnMarried, Indian, age 33 Years, Advocate, r/o Naik Vaddo Mandrem Pernem Goa To Admit and Execute as POA for CP Vide POA Dated 5.10.2011 before Sub Registrar Ilhas under Sr. No. 72/11 (On behalf of Peter Vaz )

Photo	Thumb Impression	Signature
		

2 . Durgadas Shirodkar, s/O Pandurang Martins, Married, Indian, age 39  
 Years, Service, r/o Aivao, Caranzalim, Tiswadi Panjim Goa Pan no \_\_\_\_\_, POA dated 20/11/2014 executed  
 before sub Reg Ilhas Panjim Tiswadi Goa under no PNJ-BK4-00076-2014, CD no PNJD36. (To admit an execute on  
 behalf of Mr Edgar Afonso)

Photo	Thumb Impression	Signature
		

**Identification**

Sr No.	Witness Details	Signature
1	Amruddin Shaikh , S/o Ismail Shaikh, Married, Indian, age 71 Years, Retired, r/o Bella Vista, Sangolda, Bardez Goa	
2	Suryakant Shirodkar , S/o Gopal Shirodkar, Married, Indian, age 47 Years, Service, r/o Tivim Bardez Goa	

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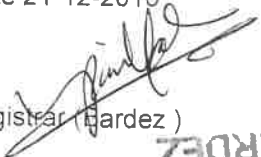
Signature:-

Designed and Developed by C-DAC, ACTS, Pune

  
 Sub-Registrar

**SUB-REGISTRAR  
 BARDEZ**


Book-1 Document  
Registration Number BRZ-BK1-05141-2016  
CD Number BRZD784 on  
Date 21-12-2016

  
Sub-Registrar (Bardez)

BARDEZ

SUB-REGISTRAR BARDEZ

Scanned By:

 BARDEZ

Signature:



Designed and Developed by C-DAC, ACTS, Pune

Phone No:9850457629  
Sold To/Issued To:  
Models Construction  
For Whom/ID Proof:  
AAECM5100A



₹ 0708800/-  
ZERO SEVEN ZERO EIGHT EIGHT ZERO ZERO

Other  
38153821645805555881-0000061  
3815382 36-02-12-2021-RD1

For The Karur Vyasa Bank Ltd.

*M. D. Biniya*  
(17990)  
Authorised Signatory

*2022-822-1106*  
*10/3/22*



**DEED OF SALE**

THIS DEED OF SALE is made at Mapusa, on this 25<sup>th</sup> day of February of the year 2022

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

BETWEEN:

**MR.JERONIMO ROSARIO FERNANDES**, son of late Joaquim Elias Fernandes, 52 years old, married, service, PAN Card No \_\_\_\_\_, Adhaar Card No \_\_\_\_\_ and his wife (2)

**MRS.DESDEMONA LUIZA SOARES** alias **DESDEMONA LUIZA FERNANDES**, daughter of Pedro Paulo Soares, wife of Jeronimo Rosario Fernandes, 42 years old, PAN Card No \_\_\_\_\_, Adhaar Card No \_\_\_\_\_ married,

housewife and both Indian Nationals, residing at Marra, Pilerne, Bardez, Goa, (3) **MR.PROTO ANTONIO FERNANDES**, son of late Joaquim Elias Fernandes, 57 years old, married, service, PAN Card No \_\_\_\_\_, Adhaar Card No \_\_\_\_\_ and his wife (4)

**MRS.MARIA PERPETUA VAZ** alias **MARIA PERPETUA FERNANDES**, daughter of Joaquim Vaz, wife of Proto Antonio Fernandes, 48 years old, married, PAN Card No \_\_\_\_\_, Adhaar Card No \_\_\_\_\_ housewife and both Indian




Nationals, residing at Marra, Pilerne, Bardez, Goa, hereinafter referred to as the "**VENDORS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, successors, legal representatives and assigns) **OF THE FIRST PART;**

**AND**

**M/S.MODELS CONSTRUCTION PVT. LTD.**, a company registered under the Indian Companies Act 1956, having its office at 7<sup>th</sup> Floor, Karim Mansion, Behind Goa College of Pharmacy, St. Inez, Panaji, Goa - 403001, holder of PAN Card No \_\_\_\_\_, Phone Number \_\_\_\_\_, email id:

represented herein by its Director **MRS.NATALINA ESTELA VAZ**,

aged 51 years, daughter of Dionisio Eleuterio Desouza, wife of late Mr. Peter Vaz, widow, business, Indian National, PAN No. \_\_\_\_\_, Aadhaar Card No. \_\_\_\_\_ Phone No. \_\_\_\_\_, email address: \_\_\_\_\_, residing at H. No.13-241D, Bungalow D, Models Meridien, Marine Road, Caranzalem, Ilhas, Goa, vide Resolution dated 23<sup>rd</sup> February 2022, hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors-in-title, legal representatives and assigns) **OF THE SECOND PART ;**




WHEREAS there exists a property known as "PUNGRACHO ACCO, PAGECHO ACCO and PORSUM", described in the Land Registration office of Ilhas under No. 5005 at pages 13 Book B-2 New and more particularly described in the Schedule No. I hereunder written.

AND WHEREAS late Mrs. Maria Angelica Estefania Fernandes, resident of Siolim, Bardez, Goa, had purchased 5 adicoes or additions or parts particularly identified and known as Pongueracho Acco, Vodlo Aco, Dacto Aco, Pagecho Acco, Cursacho Acco and Porsum which jointly forms one property situated at Village Marra, within the jurisdiction of Marra-Pilerne Gram Panchayat of Bardez Taluka, Sub-District of Ilhas, North Goa District, State of Goa, enrolled in the Taluka Revenue Office of Bardez under Matriz No. 254 from Dotu Mablou Sinai Borkar resident of Borim but then resident of Bombay for self and as duly authorized attorney of his children and daughter-in-law namely Shankar Dotu Sinai Borkar, Bachelor, Manorama Dotu Borkar, spinster and Jayabai Harsha Bhawani Sunktankar, by the deed of sale and acquiescence dated 3/12/1948 before the Consulate of

Portugal at Bombay drawn by the Portuguese Consul under the Portuguese law which permitted the drawing up of the deed if the vendors were the title holders of the property sold.

AND WHEREAS a part of the said property is surveyed under survey No.40/4 and 41/4 of Village Marra, Bardez Taluka, Goa, admeasuring 825 sq.mts and 1575 sq.mts respectively and the said survey No. 40/4 is better described in the Schedule No. II hereunder and the survey No. 41/4 is better described in Schedule No.III.



AND WHEREAS late Mrs. Maria Angelica Estefania Fernandes was married to Joaquim Martinho Fernandes and both of them as exclusive owners in possession sold the said property surveyed under survey Nos.40/4 and 41/4 situated at Village Marra-Pilerne, admeasuring 2400 sq.mts to Mr. Joaquim Elias Fernandes, father/father-in-law of the VENDORS herein, vide Deed of Sale dated 16/09/1983 duly registered in the Sub-Registration office of Ilhas at Panaji under No. 194 at pages 308 to 312, Book No. 1 Vol. No. 191 dated 07/03/1984 and accordingly by virtue of the said deed of sale the said Joaquim Elias Fernandes acquired the possession and title of the said survey Nos.40/4 and 41/4.

AND WHEREAS by an Agreement for Sale dated 23/01/2002 the said Joaquim Elias Fernandes and his wife Rosalina Fernandes who were the parents and parents-in-law of the VENDORS herein had agreed to sell to the PURCHASER herein the property bearing survey No.41/4 better described in the Schedule No.III herein as well as the survey No. 40/4 but however later it was agreed that only the survey No.41/4 described in the Schedule No.III herein would be sold for Rs.1,70,000/- (One Lakh Seventy Thousand Only) out of which the PURCHASER would adjust Rs.60,000/- (Rupees Sixty Thousand

*J. Fernandes*  
*Rosalina Fernandes*

*Rosalina*

*Manoj*

*Manoj*



Only) in developing the Survey No.40/4 for the said Joaquim Elias Fernandes and his wife;

AND WHEREAS the VENDORS father/father-in-law i.e. Mr. Joaquim Elias Fernandes expired on 04/12/2010 at Marra-Pilerne and leaving behind the mother/mother-in-law of the VENDORS as the widow and moiety holder and the VENDORS along with Fatima Helena Fernandes and her husband Domingos Mariano Pereira as only legal heirs and which is confirmed vide Deed of Succession dated 20/07/2017, drawn in book No.187 at pages 39 to 40 in the office of the Notary Ex-Office, Mormugao, Goa.

AND WHEREAS thereafter the VENDORS mother/mother-in-law expired on 12/08/2017 leaving behind VENDORS along with Fatima Helena Fernandes and her husband Domingos Mariano Pereira as only her legal heirs.

AND WHEREAS Mrs. Fatima Helena Fernandes and her husband Mr. Domingos Mariano Pereira relinquished their right to the inheritance by Deed of Relinquishment dated 29/06/2020 registered under Book No. 869 at pages 29 to 29V, before the Special Notary Ex-Officio & Sub-Registrar of Bardez, Goa.

AND WHEREAS accordingly the VENDORS herein are the absolute owners of the property surveyed under survey No. 41/4 which is better described in the schedule No. III hereafter written which property shall hereinafter referred to as the SAID PROPERTY ;

AND WHEREAS various Government Departments issued approval/permission/licence for development of Survey No.41/4 i.e.

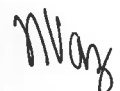
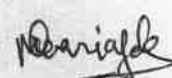
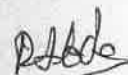


- a) Town and Country Planning Department vide ref No.TPB/6421/MARRA/TCP-20/4385 dated 25.11.2020.
- b) Village Panchayat of Pilerne – Marra Vide ref No.VP/PM/F.2/2020-21/1152 dated 04.12.2020.
- c) Final NOC issued by Village Panchayat of Pilerne vide FINAL NOC NO.VP/PM/F.1/2021-22/488 dated 29/7/2021.

AND WHEREAS the said area of 1575sq.mts is meant for development into a residential area and therefore the conversion of the same applied under No.351/CNV/AC-III/2021, which when granted shall accrue to the benefit of the PURCHASER who is actually incurred expenses for the same and the VENDORS shall not claim any right thereunder and shall not act in any manner prejudicial to the conversion being obtained.

AND WHEREAS the PURCHASER have paid full price to the VENDORS i.e. an amount of Rs.1,70,000/- out of which an amount of Rs.1,10,000/- paid vide cheque No.764425 dated 23/01/2002 drawn on Bank of India and the balance of Rs.60,000/- have been paid by way of adjustment of the development charges for the development of Survey No.40/4 and which development have been completed by the PURCHASER and the VENDORS do hereby acknowledge that the said development has been completed to the VENDORS satisfaction;

AND WHEREAS accordingly this Deed of Sale is being executed by the VENDORS conveying the title and possession of Survey No.41/4 described in the Schedule No. III hereunder unto the PURCHASER.



**NOW THIS DEED WITNESSETH AS UNDER:-**

1. In pursuance of the above agreement and consideration of Rs.1,70,000/- (Rupees One Lakh Seventy Thousand Only) paid by the PURCHASER to the VENDORS as mentioned above and before the execution of this deed of sale by the VENDORS to the PURCHASER and the VENDORS do hereby admit, acknowledge and confirm the receipt of the above sum paid vide cheque No.764425 dated 23/01/2002 drawn on Bank of India of Rs.1,10,000/- and the balance of Rs.60,000/- have been adjusted towards the charges for the development of survey No.40/4 of the VENDORS, and therefrom grant the PURCHASER full discharge, and forever acquit, release and discharge the PURCHASER, the VENDORS do hereby sell, assign, convey and assure unto the PURCHASER forever all that said property described in the Schedule No.III along with all that is attached to the said property and appurtenant thereto or belonging or in any way appurtenant to or with the same property, in or any part thereof now or at any time heretofore usually held, used, occupied or conveyed or enjoyed or reputed or known as part thereof or be appurtenant thereto, AND ALL the estate, right, title and interest, use, inheritance, property, benefit, claim and demand whatsoever, both at law and in equity of the VENDORS into, out of or upon that said property described in the Schedule No.III TO HAVE AND TO HOLD the same hereby sold to the PURCHASER and all and singular and other rights hereby granted, sold, released, conveyed and confirmed or intended so to be with it and every of their rights and appurtenances unto and to the use and benefit of the PURCHASER subject to the payment of taxes, assessments, rates, duties now chargeable upon the same or which may hereafter become payable in any respect thereof







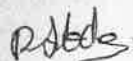




to the Government or the Panchayat or any other local authority, which taxes, rates, assessments and duties shall be exclusively payable by the PURCHASER and transfer and assign unto the PURCHASER all that they acquired. And the VENDORS further covenants that the said area of 1575sq.mts is meant for development into a residential area and therefore the conversion of the same applied under No.351/CNV/AC-III/2021, which when granted shall accrue to the benefit of the PURCHASER who is actually incurred expenses for the same and the VENDORS shall not claim any right thereunder and shall not act in any manner prejudicial to the conversion being obtained.

2. AND THE VENDORS do hereby covenant with the PURCHASER that notwithstanding any act, deed, matter or thing whatsoever by the VENDORS or any person or persons lawfully or equitably claiming by, from or through, under or in trust for it made, done, committed or omitted or knowingly or willingly suffered to the contrary, the VENDORS now have in themselves good right, power and absolute authority to grant, sell, assign, convey and assure the property hereby granted, sold, assigned, released, conveyed, assured and confirmed and intended so to be unto and to the use of the PURCHASER in the manner aforesaid and that the PURCHASER shall and may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the said property described in the Schedule No. III, receive the income, issues and profits thereof and of every part thereof for his own use and benefit without any suit or action, interruption, claim and demand whatsoever from or by the VENDORS or any person or persons lawfully and equitably claiming or to claim by,

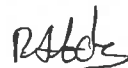
  
  

from, under or in trust for them and that the said property hereby sold are free and clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the VENDORS well and sufficiently saved, defended and kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever had made, done, executed, occasioned or suffered by the VENDORS or by any other person or persons lawfully and/or equitably claiming or to claim by, from, under or in trust for them and further that they the VENDORS and all the persons having lawfully or equitably claiming any estate or interest whatsoever in the said property described in Schedule No.III or any part thereof or from, under or in trust for them and the VENDORS shall and will from time to time and at all times hereafter at the request and at the cost of the PURCHASER do and execute or cause to be done or executed all such further and other acts, deeds, matters or things, conveyance and assurances in law whatsoever for the better and more perfectly assuring the said property described in the Schedule No.III unto and to the use of the PURCHASER as shall be reasonably required.

3. The VENDORS further covenant with the PURCHASER as under :

a) If the PURCHASER suffers any loss or incurs any expenses by reason of any defect in the title of the VENDORS, then in such event the VENDORS and/or their heirs, successors and administrators shall and will indemnify the PURCHASER against all such loss or expenses including loss suffered by reason of loss of enjoyment or of



proprietary interest in the said property described in the Schedule No.III or any part thereof or by reason of being subjected to any legal proceedings to protect the said property hereunder purchased and/or their title thereto.

(b) That the said property described in Schedule No.III conveyed and the possession of which have been delivered to the PURCHASER are of complete and absolute ownership of the VENDORS and is not subject to any tenancy or other rights of whatsoever nature, easements or rights in the nature of easements or any other encumbrances whatsoever.

(c) That the VENDORS shall and will, from time to time and at all times hereafter, at the request and cost of the PURCHASER or its transferees or successors in title whensoever required sign such further documents or papers for the purpose of having the ownership and possession thereof recorded in the name of the PURCHASER or its transferees or successors in title in all government records including the Land Registration Office, Revenue Office, Record of Rights, etc. The VENDORS do hereby give and declares their No Objection for the inclusion of the name of the PURCHASER in the Form I & XIV or any other survey records with respect to the property described in the Schedule No.III by way of mutation or otherwise and without any further notice or reference to the VENDORS.

4. The market price of the property hereby transferred, described in the Schedule No.III is Rs.1,57,50,000/- (Rupees One Crore Fifty Seven Lakhs Fifty Thousand Only) Therefore, the stamp duty payable is Rs.7,08,800/- (Rupees Seven Lakhs Eight Thousand and Eight

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Hundred Only) and as such the stamp duty of Rs.7,08,800/- (Rupees Seven Lakhs Eight Thousand and Eight Hundred Only) is affixed to this Deed.

5. The executants declare that the subject matter of this sale deed does not pertain to occupancies of person belonging to schedule caste and schedule tribes as per Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.

### SCHEDULE I

#### (Description of the entire property)

ALL that properties known as "Pongueracho Acco", "Vodlo Aco", "Dacto Aco", "Pagecho Acco", "Cursacho Acco", "Galli", "Pello", "Firgueacho Agor", "Agrachi Nimbani" and "Porsum", situated at Marra, within the jurisdiction of Marra-Pilerne Grampanchayat of Bardez Taluka, Sub-District of Ilhas, North Goa District, State of Goa, surveyed under Survey Nos.40/1 to 40/12, 41/1 to 41/7, 42/1, 42/2, 31/2, 32/1, 33 and 34, which property as a whole is described in the Land Registration Office under No.5005 at folio 13 of Book B-2 new in the transcript of Bardez and enrolled in the Taluka Revenue Office of Bardez under Matriz No.254 and bounded as under:-

On the North : By Survey No.39, 36 and 35 of Village Marra

On the South : By Survey No.45 and 43

On the East : By Survey No.21 and 31

On the West : By Survey No.46 and 39 of Village Marra

### SCHEDULE II

ALL that property known as "PONGUERACHO ACCO", "PAGECHO ACCO", and "PORSUM" in parts which properties are

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surveyed under Survey Nos.40/4 admeasuring 825 sq.mtrs. situated at Village Marra, within the jurisdiction of Marra-Pilerne Grampanchayat of Bardez Taluka, Sub District of Ilhas, North Goa District, State of Goa, which property as a whole is described in Schedule I hereinabove the abovesaid property and bounded as under:-

On the North : By Survey No.36/3 of Village Marra

On the South : By Nallah and Survey No.40/10

On the East : By Survey No.40/5 and Survey No.36/7 of Village Marra;

On the West : By Survey No.40/3

### SCHEDULE III

#### (Description of the property to be sold to the Purchasers)

ALL that property known as "PONGUERACHO ACCO", "PAGECHO ACCO", and "PORSUM" in parts which properties are surveyed under Survey No. 41/4, totally admeasuring 1575 sq.mts. situated at Village Marra, within the jurisdiction of Marra-Pilerne Grampanchayat of Bardez Taluka, Sub District of Ilhas, North Goa District, State of Goa, which property as a whole is described in Schedule I hereinabove the abovesaid property and bounded as under:-

On the North : By Nallah and Survey No.40/10

On the South: By Survey No. 45;

On the East : By Survey No.41/5

On the West : By Survey No.41/3

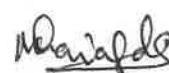
The SAID PROPERTY is delineated with red in the annexed plan.

IN WITNESS WHEREOF THE PARTIES HERETO SIGN  
HEREUNDER:













SIGNED, EXECUTED AND )  
DELIVERED BY THE )  
WITHINAMED VENDORS )  
IN THE PRESENCE OF )  
WITNESSES )

*J.R.*



**MR. JERONIMO ROSARIO FERNANDES**

LHFP of Mr. Jeronimo Rosario Fernandes

RHFP of Mr. Jeronimo Rosario Fernandes



*J.R.*

*R.F.*

*J.R.*

*M. Rosario*

*M. Rosario*

*Desd*

*Desd*



**MRS. DESDEMONA LUIZA SOARES**  
alias **DESDEMONA LUIZA FERNANDES**

L.H.F.P of Mrs.Desdemona  
Luiza Soares

R.H.F.P of Mrs.Desdemona  
Luiza Soares



*Desd*

*Desd*

*Desd*

*Desd*

*MVang*



PA

PA

**MR. PROTO ANTONIO FERNANDES**

L.H.F.P. of Mr. Proto Antonio Fernandes

R.H.F.P of Mr. Proto Antonio Fernandes



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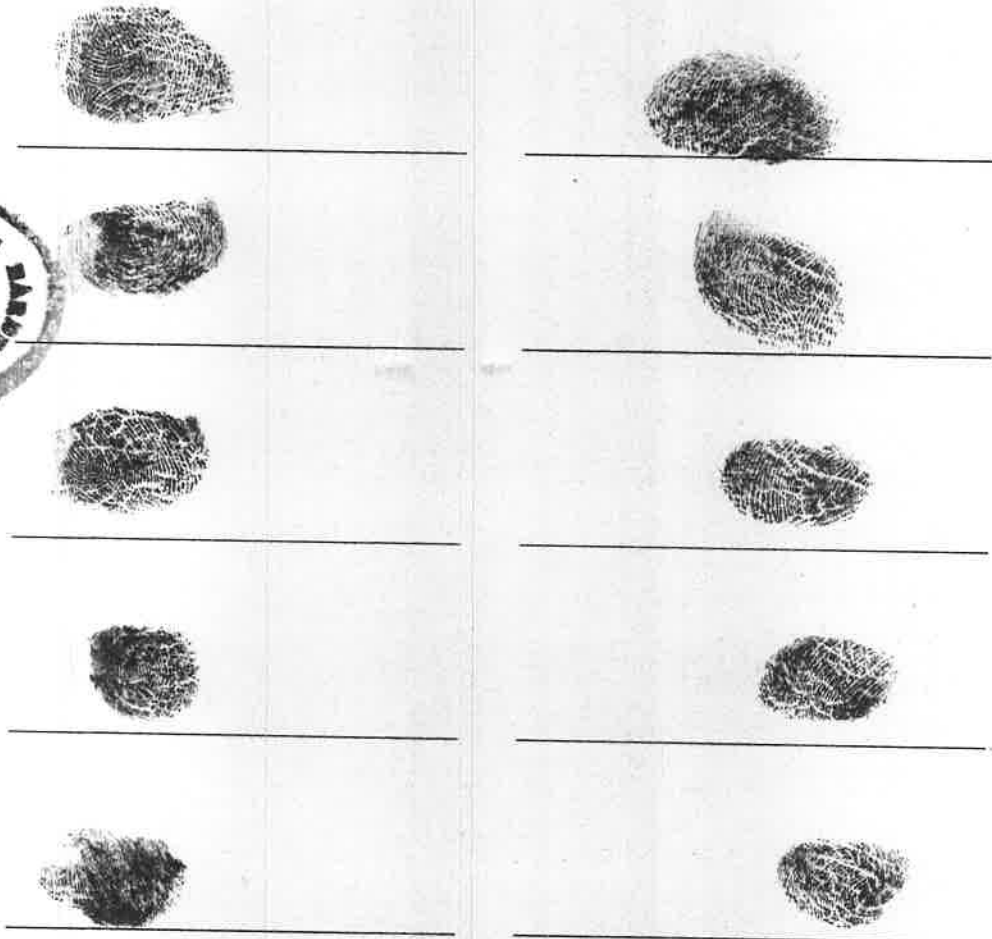
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*Mariaglo*

**MRS. MARIA PERPETUA VAZ**

L.H.F.P. of Mrs. Maria Perpetua Vaz      R.H.F.P. of Mrs. Maria Perpetua Vaz



1. *Leim* UDAY MURTHY BAK

2. *[Signature]* SURYAKANT SHIRODKAR

*[Signature]*

*[Signature]*

*[Signature]*

*MVaz*

*Mariaglo*

SIGNED, EXECUTED )FOR MODELS CONSTRUCTION  
PVT. LTD.

AND DELIVERED BY )

THE WITNINAMED )

PURCHASER IN THE )

PRESENCE OF WITNESSES)



*NV*  
(MRS.NATALINA ESTELA VAZ )  
DIRECTOR

L.H.F.P. of Mrs.Natalina Estela Vaz

R.H.F.P of Mrs.Natalina Estela Vaz



1. *Uday* UDAY MURGADEKAR

2. *Suryakant* SURYAKANT SHIRODKAR

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*NV*



**GOVERNMENT OF GOA**  
**Directorate of Settlement and Land Records**  
**PANAJI - GOA**

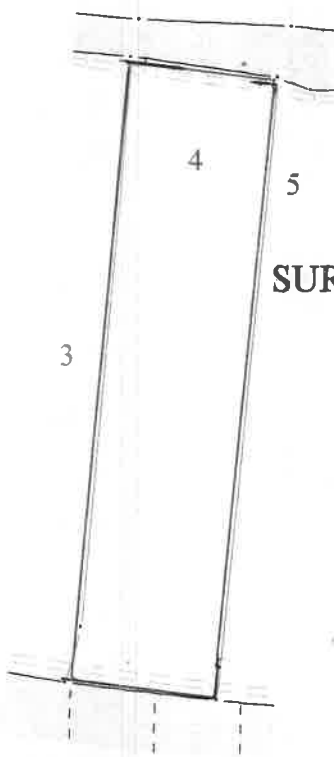
Inward No: 4576



Plan Showing plots situated at  
 Village : MARRA  
 Taluka : BARDEZ  
 Survey No./Subdivision No. : 41/ 4  
 Scale : 1 :1000

*Amitnaya*  
28/8/2020

Inspector of Survey &  
 Land Records.



SURVEY No. 41

S.No.45

*Mitali Naik*

Generated By : Mitali Naik (D'Man Gr. II)  
 On : 26-08-2020

*[Handwritten signatures]*

*Dilip Tamoskar*  
27/08/2020

Compared By: Dilip Tamoskar ( D'Man Gr.I )

*[Handwritten signatures]*



## FORM I &amp; XIV

Date : 13/08/2021

नमूना नं 1 व 14

Page 1 of 1

Taluka BARDEZ  
तालुका  
Village Marra  
गांव  
Name of the Field Pongaracho Akh  
शेताचें नांव

Survey No. 41  
सर्वे नंबर  
Sub Div. No. 4  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.00.00	0000.15.75	0000.00.00	0000.00.00	0000.00.00	0000.15.75

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.15.75

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेट	Rs. 0.00
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S.No.	Name of the Occupant कळजेदारांचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Jeronimo Rosario Fernandes		73852	
2	Desdemona Luiza Soares		73852	
3	Prato Antonio Fernandes		73852	
4	Maria Perpetua Vaz		73852	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार Nil		

## Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत	Unirrigated जिरायत	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्राति	Remarks शेरा
					Ha. Ars. Sq. Mts. हे. आर. चौ. मी.	Ha. Ars. Sq. Mts. हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha. Ars. Sq. Mts. हे. आर. चौ. मी.		
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

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*[Handwritten Signature]*





**Government of Goa**

**Document Registration Summary 2**

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

Print Date & Time : - 10-Mar-2022 12:34:13 pm

Document Serial Number :- 2022-BRZ-1106

Presented at 12:12:41 pm on 10-Mar-2022 in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Bardez** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	708800
2	Registration Fee	473000
3	Mutation Fees	2500
4	Processing Fee	1220
<b>Total</b>		<b>1185520</b>

Stamp Duty Required :708800/-

Stamp Duty Paid : 708800/-










**Presenter**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>DURGADAS SHIRODKAR</b> ,Father Name:Pandurang Martins, Age: 45, Marital Status: ,Gender:Male,Occupation: Service, Address1  Address2 - , PAN No.:			

**Executer**







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>JERONIMO ROSARIO FERNANDES</b> , Father Name:Joaquim Elias Fernandes, Age: 52, Marital Status: Married ,Gender:Male,Occupation: Service,  PAN No.:			
2	<b>DESDEMONA LUIZA SOARES Alias DESDEMONA LUIZA FERNANDES</b> , Father Name:Pedro Paulo Soares, Age: 42, Marital Status: Married ,Gender:Female,Occupation: Housewife, PAN No.:			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	PROTO ANTONIO FERNANDES , Father Name:Joaquim Elias Fernandes, Age: 57, Marital Status: Married ,Gender:Male,Occupation: Service,  PAN No.:			
4	MARIA PERPETUA VAZ Alias MARIA PERPETUA FERNANDES , Father Name:Joaquim Vaz, Age: 48, Marital Status: Married ,Gender:Female,Occupation: Housewife, PAN No.:			
5	DURGADAS SHIRODKAR , Father Name:Pandurang Martins, Age: 45, Marital Status: ,Gender:Male,Occupation: Service,  PAN No.: , as Power Of Attorney Holder for NATALINA ESTELA VAZ Director Of Models Construction Pvt Ltd			

**Witness:**

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

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Name: UDAY ESHWAR MURGAOKAR, Age: 40, DOB: 1981-10-16 , Mobile: , Email: , Occupation: Service , Marital status : Married , Address:			
2	Name: Suryakant G Shirodkar, Age: 56, DOB: 1965-10-16 , Mobile: , Email: , Occupation: Service , Marital status : Married ,			

  
10/03/2022  
Sub Registrar  
SUB-REGISTRAR  
BARDEZ

Document Serial Number :- 2022-BRZ-1106

Document Serial No:-2022-BRZ-1106

Book :- 1 Document

Registration Number :- **BRZ-1-1057-2022**

Date : 10-Mar-2022

*Salankar*  
*10/03/2022*

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

SUB-REGISTRAR  
BARDEZ

