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THIS DEED OF SALE is made and entered into at Margao, Salcete Goa, on this 3rd day of November 2014.

BY AND BETWEEN

1. **SMT. JOSITA MENINO DE NOSSA SENHORA DO ROSARIO DEA LIMA GOMES**, major of age, daughter of late Soutaire Paul Gomes and her husband,
2. **SHRI. ANTONIO VICENTE JOAO SALVADOR TEODORO ALEMAO**, major of age, son of late Antonio Alemao, both residents of H. No. 1, C. J. Fernandes Building, Ratwado, Navelim, Salcete Goa, hereinafter collectively referred to as the "**VENDORS**", the party of "THE ONE PART"

AND

MR. VARUN SHANTARAM KUDCHADKAR, son of Shantaram Kudchadkar, 28 years of age, resident of Pontemoll, Curchorem Goa, Businessman , Having PAN Card No. AXGPK6095A hereinafter referred to as hereinafter collectively referred to as the "**PURCHASER**", the party of the OTHER PART;

AND

1. **MR. ANTHONY GREGORY PAUL DA COSTA** alias **ANTHONY GREGORY PAUL D'COSTA**, son of Mj. Abdonio Antonio Francisco D'Costa alias Abdonio Francisco Abtonio Da Costa alias Abdonio Antonio Francisco da Dosta alias Abdonio Francisco Antao D'Costa, 67 years of age, service, married, holder of PAN Card bearing no. BGEPE0694J, and his wife;

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2. **MRS. TULIP ALMEIDA e D'COSTA**, 56 years of age, housewife, both residents of Mumbai (M.S.)



MRS. CLARINA PHILOMENA ROSE D'COSTA, alias **CLARINA D'COSTA**, widow of late Mr. Louis Gonzaga de Piedade D'Sa, 66 years of age, housewife, holder of PAN Card bearing no. AYWPD605M,

4. **MR. VIEN D'SA** alias **VIEN BAPTISTA SAVIO D'SA**, son of late Mr. Louis Gonzaga de Piedade D'Sa, 32 years of age, service, unmarried, holder of PAN Card bearing no. AQGPD4228D,

5. **MISS. VANESSA D'SA** alias **VANESSA * DELILAH D'SA**, daughter of of late Mr. Louis Gonzaga de Piedade D'Sa, 36 years of age, service, unmarried, holder of PAN Card bearing no. AOQPD835P, all residents of Mumbai (M.S.)

6. **MR. HERMETI LIANGO FRANCISCO DA COSTA**, alias **HERMETT LIANGO FRANCISCO D'COSTA**, son of Mr. Abdonio Antonio Francisco D'Costa alias Abdonio Francisco Abtonio Da Costa alias Abdonio Antonio Francisco da Dosta alias Abdonio Francisco Antao D'Costa, 58 years of age, service, married, holder of PAN Card bearing no. AGPD5381D, and his wife,

7. **MRS. MARGARET SALDANHA e D'COSTA**, 54 years of age, housewife, holder of PAN Card bearing no. ADGPD9698E, both residents of Mumbai (M.S.),

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8. MR. ESTEVAM AGNELO LOURENCO DA COSTA alias
ESTEVAM AGNELO LOURENCO D'COSTA, son of

Mr. Abdonio Antonio Francisco D'Costa alias Abdonio Francisco
Abdonio Da Costa alias Abdonio Antonio Francisco da Dosta alias
Abdonio Francisco Antao D'Costa, 36 years of age, service, married,
holder of PAN Card bearing no. AHTPD1682R, and his wife,

9. MRS. THANKAMMA D'COSTA, 54 years of age,
housewife, holder of PAN Card bearing no. AHTPD1680P, both
residents of Mumbai (M.S.),

10. MISS. MARTINHA MARIA QUITERIA DA COSTA,
alias MARTINHA MARIA QUITERIS D'COSTA, daughter of Mr.
Abdonio Antonio Francisco D'Costa alias Abdonio Francisco
Abtonio Da Costa alias Abdonio Antonio Francisco da Dosta alias
Abdonio Francisco Antao D'Costa, 62 years of age, unmarried,
holder of PAN Card bearing no. ALEPD6274E, hereinafter
collectively referred to as the "CONSENTING PARTY", party of
"THE THIRD PART".

The **CONSENTING PARTY** no's 1 to 10 herein are represented by
Mr. Menino Joao Fernandes, son of Roque Fernandas, aged 48
years, married, holder of Pan card No. AAEPF3656, resident of
Pedda, Benaulim, Salcete Goa, in terms of Power of Attorney dated
13th July 2012 executed before Notary, S.K. Swami, having office at
Greater Bombay (Maharashtra), registered under no. 749 of
Notarial Serial Book page 92, based on the delegation contained in
the power of attorney dated 13/07/2012 under No. 748 at page 92 of
Notarial Serial Book executed before the Notary Advocate S. K.

Cont on 5.-/

Menino *Swami*
Swami

Swami

Swami

Swami, Greater Bombay (Maharashtra) in favour of Miss. Martinha Maria Quiteria Da Costa alias Martinha Maria Quiteria D'costa i.e.

THE CONSENTING PARTY No. 10 herein by all the other members of the CONSENTING PARTY.



WHEREAS at and within the limits i.e. within the jurisdiction of Margao Municipal Council there exists a plot of land known as "MALBATA" situated at Pajifond, Margao Salcete Goa, which originally formed part of the entire land having the same name described in the Land Registration Office under no. 26664 of the New Series, **(Eastern part of four-fifths of the Eastern side which constitutes plot B of the larger property of the MALBATA)**, enrolled in the Revenue Office of Salcete under no. 384, which as a distinct plot of land is bounded as follows:

- On the East: by the road proceeding from Aquem to the road to the Cemetery
- On the West: by the remaining part of the said plot B of Shri. Abdonio Francisco Antonio Da Costa
- On the North: by Original the property of Pedro Francisco Fernandes surveyed under chalta No.86 of PT Sheet No.217, presently Owned by Vijaya Housing Cooperative Society.
- On the South: by the property of Francisco Xavier Fernandes,

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which totally admeasures an area of 742 sq mts, surveyed under chalta no's. 89 having an area of 316m², Chalta No. 56 having an area of 277m², Chalta No. 57 having an area of 39m², Chalta No. 58 having an area of 36m², Chalta No. 59 having an area of 39m², Chalta No. 60 having an area of 39m² and Chalta No. 89 having an area of 316 m² of the PT Sheet 217 of Margao City Survey, having a old structure herein after referred to as the "SAID PLOT".

AND WHEREAS by a deed of sale dated 14/02/1978, registered under no. 263 at pages 125 to 133 of Book no. 1 Vol. 190 registered on 20/04/1978, in the Office of Sub- Registrar of Salcete at Margao. Late Abdonio Francisco Antonio Da Costa son of Gregorio Felizardo Da Costa, purchased from late Soter Paulo Menino Gomes son of Jose Roberto De Lima and his wife late Maria Purifacacao Jesuine Consolacao Miranda Gomes daughter of Pedro Antonio Miranda, residential flat "Y" situated in the said building existing in the said plot, which presently bears H. No. 220 and 221 as per Margao Municipal Council and similarly by a deed of sale dated 14/02/1978, late Estevao Francisco Da Costa son of Gregorio Felizardo Da Costa, purchased from late soter Paulo Menino Gomes son of Jose Roberto De Lima and his wife late Maria Purifacacao Jesuine Consolacao Miranda Gomes daughter of Pedro Antonio Miranda, residential flat "X" situated in the said building existing in the said plot, which presently bears H. No. 218 and 219 as per Margao Municipal Council, registered under no. 264 at pages 110 to 118 of Book no. 1 Vol. 141 registered on 15/04/1978, in the Office of Sub-Registrar of Salcete at Margao, both these said flat are collectively hereinafter referred to as the "SAID FLATS".

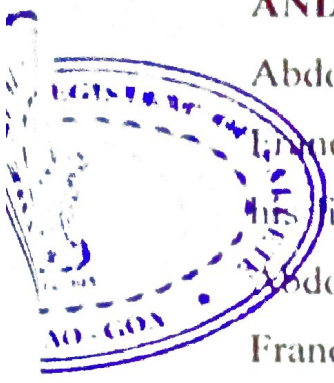
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AND WHEREAS Mr. Abdonio Antonio Francisca D'Costa alias Abdonio Francisco Antonio Da Costa alias Abdonio Antonio Francisco da Costa alias Abdonio Francisco Antao D'Costa during his lifetime in his first and only marriage was married to Antoneta Abdonio D'Costa alias Antonio Francisca Fernandes alias Antonette Francisca Fernandes alias Antonetta Francisca Fernandes alias Antonietta Fernandes and said Abdonio and his said wife Antoneta have since expired on 02-6-1998 and 10-10-1980 at Mumbai, respectively, leaving behind following legal heirs, (a) Mr. Anthony Gregory Paul da Costa alias Anthony Gregory Paul D'costa married to (b) Mrs. Tulip Almeida D'Costa (c) Mrs. Clarina Philomena Rose da Costa alias Carina D Costa married to (d) Mr. Louis Gonzaga da Piedade D'Sa (e) Miss Martinha Maria Quiteria da Costa alias Martinha Maria Quiteria D'Costa, (f) Mr. Hermeti Liango Francisco da Costa alias Hermeti Liango Francisco D'Costa married to (g) Mrs. Margaret Saldanha e D'costa and (h) Mr. Estevam Agnelo Lourenco da Costa alias Estevam Agnelo Lourenco da Costa alias Estevam Agnelo Lourenco D'Costa married to (i) Thankamma D'Costa, who are qualified as legal heirs by Deed of Succession dated 23-5-2012 drawn before the Notarial Public Ex-officio at Quepem, recorded at pages 25 V to 26 onwards of Notarial Book Deed/ Will No. 593.

AND WHEREAS Mr. Louis Gonzaga da Piedade D'Sa who expired on 12/09/1983, in his first and only marriage was married to Mrs. Clarina Philomena Rose D'Costa alias Clarina D'Costa. Out of his said marriage, said Louis Gonzaga had the following children, (i)

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Mr. Vien D'Sa alias Vien Baptista Savio D'Sa, and (ii) Miss. Vanessa D'Sa alias Vanessa Delilah D'Sa who are qualified as his successors by Deed of Succession dated 16-8-2012 drawn before the Notarial Public Ex-officio at Quepem, recorded at pages 67 to 68 onwards of Notarial Book Deed/Wills No. 595.

AND WHEREAS the said plot described in Schedule- I hereunder written exclusively belonged to the said Mr. Soter Paulo Menino Gomes and his wife Maria Purifacacao Jesuine Consolacao Mirinda Gomes and all their rights to the same have been inherited by their lone child Smt. Josita Meninoi De Nossa Senhora Do Rosario Dea Lima Gomes, ie VENDOR NO.1, who has qualified as their sole and universal heir vide succession Deed Dated 20/09/1989, and the said Vendor No.1 herein in her first and the only marriage is married to Shri Antonio Vicent Joao Salvador Teodoro Alemão ie VENDOR No. 2.

AND WHEREAS the VENDORS/CONSENTING PARTY herein, have offered the said plot, described hereinabove together with all that exist thereon for sale and the PURCHASER herein is desirous of purchasing the same from the VENDORS/CONSENTING PARTY herein, with the consent of the members of the Consenting Party.

**NOW THEREFORE THIS DEED OF SALE WITNESSETH
AS UNDER:**

1. That in pursuance of the said agreement and in consideration of a sum of Rs. 42,00,000/- (Rupees Forty Two Lakhs only) which

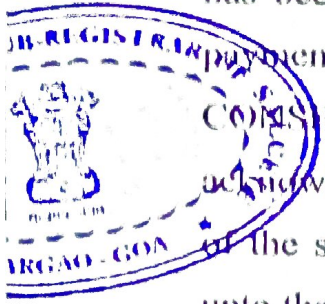
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has been paid by the PURCHASER to the VENDORS herein the payment and receipt whereof the VENDORS and the CONSENTING PARTY and each of them do hereby admit and acknowledge and they the VENDORS herein and each of them, out of the same, hereby sell, convey, grant, transfer, assign and assure unto the PURCHASER herein, all their rights title and interest, in, to and upon the said plot totally admeasuring an area of 742 sq. mts, presently bearing Chalta No 56,57,58,59,60 and 89 of PT sheet No. 217, more particularly described in SCHEDULE hereunder written together with all the rights title and interest of the vendors and each of them in the old building existing on the said plot free from all encumbrances, which said plot is found depicted by red color boundary lines in the plan/sketch annexed hereto, together with the benefits of all rights, ways, passages, liberties, easements, amenities/appendages and appurtenances and all estate, right, title and interest whatsoever of the VENDORS in the said Plot and in the said structure existing thereon, free from encumbrances and attachments whatsoever, to HAVE and to HOLD the said plot and the said building structure existing thereon, hereby conveyed, to the PURCHASER absolutely and forever.

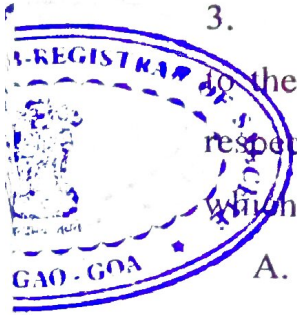
2. That the Purchaser has Paid a total Amount of Rs 40,00,000/- (Forty Lakhs Only) in favour of the Attorney of the CONSENTING PARTY No 1 to 10 , namely MISS. MARTINHA MARIA QUITERIA DA COSTA vide Cheque No. 703593, drawn on IndusInd Bank dated 18/08/2014, Curchorem Goa, in respect of full and final consideration in respect of the entire right, title and interest of the said plot.

Maria

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3. That the Purchaser Also Paid a total amount of Rs 2,00,000/- to the VENDOR No.1 and 2 as the full and final compensation in respect of the Entire right, title and interest of the SAID PLOT which is more described as foloows.

A. Rs 50,000/-(Rupees Fifty Thousand only) in favour of the VENDOR NO. 1 vide cheque No. 703591, of INDUSIND Bank,Curchorem Goa dated 13/08/2014

B. Rs 50,000/-(Rupees Fifty Thousand only) in favour of the VENDOR NO. 2 vide cheque No. 703592 respectively, of INDUSIND Bank,Curchorem Goa dated 13/08/2014.

C. Rs 50,000/-(Rupees Fifty Thousand only) in favour of the VENDOR NO. 1 vide cheque No. 703598 ,of INDUSIND Bank Curchorem Goa, dated 06/11/2014.

D. Rs 50,000/-(Rupees Fifty Thousand only) each in favour of the VENDOR NO. 2 vide cheque No. 703599 respectively, Of INDUSIND Bank Curchorem Goa dated 06/11/2014

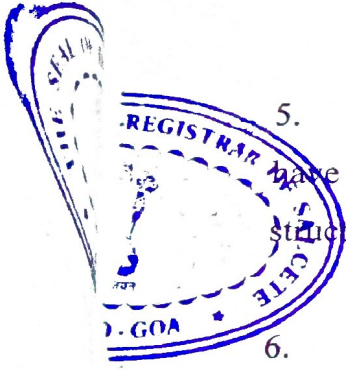
4. That the title of all the VENDORS and each of them to the said plot and the said building structure existing thereon, and every part thereof hereby sold is perfect and free from any encumbrance or defect whatsoever and that the VENDORS and each of them have absolute right to sell the said plot and the house structure existing thereon, and the CONSENTING PARTY shall not claim any right of whatsoever nature in the said property henceforth .

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5. That each of the VENDORS/CONSENTING PARTY herein have today handed over the possession of the said plot and the said structure existing thereon, to the PURCHASER herein.
6. That the PURCHASER shall hereafter peaceably and quietly hold, use and enjoy the said plot and the said building structure existing thereon without any hindrance, interruption, claim or demand by or from any of the VENDORS/CONSENTING PARTY or any person/ persons whomsoever and further the purchaser herein shall be free to demolish and reconstruct the said building by seeking necessary approvals from all concerned authorities.
7. THAT on the Joint inspection it was found that the actual area on the site is more than that enrolled in the present FORM D of the said plot which shall be duly rectified in due course of time by complying with all legal formalities and resurvey of the land and A ratification/ rectification Deed shall be signed by the Vendors/ Consenting Party as and when found necessary.
8. That the VENDORS/CONSENTING PARTY and all persons claiming through or any one of them, shall and will from time to time upon the request of the PURCHASER execute all such Deeds, things and acts whatsoever for further and more perfectly assuring the said plot and the said plot and the said building structure existing thereon and every part thereof unto the PURCHASER and placing the PURCHASER in possession of the same according to the true intent and meaning of these presents or as shall or may be reasonably required.

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9. It is hereby further declared that the said plot and the said building structure existing thereon, hereby conveyed is free from all encumbrances, charges, claims or demands, and that the VENDORS/CONSENTING PARTY and each of them have not done anything whereby the VENDORS each of them have been prevented from conveying the said plot and the said plot and the said building structure existing thereon unto the PURCHASER herein.

10. The PURCHASER will be adequately compensated by each of the VENDORS herein either jointly or severally in the event the PURCHASER is denied title to the said plot and to the said building structure existing thereon by any other person/persons, claiming a better title valid in law.

11. The VENDORS herein and each of them hereby state and declare that none of the vendors herein are members of the Schedule Case or Schedule Tribe.

12. The VENDORS and each of them hereby state and declare that none of the VENDORS herein have any objection of whatsoever nature in the event the PURCHASER herein applies for mutation/ partition of survey records relating to the said plot hereby sold and further if the PURCHASER applies for transfer of records relating to house tax/ electricity supply/ water supply/ to the said building structure bearing H. No 218 to H.N. 221 existing on the said plot.

13. That each of the members of the CONSENTING PARTY herein do hereby admit and acknowledge that Late. Abdonio



Francisco Antonio Da Costa and late Estevao Francisco Da Costa had no right, title or interest of whatsoever nature with respect to any part or portion of the said Plot hereby transacted and further that none of the members of the Consenting Party herein have such right to the same and still further that the only right that said Late. Abdonio Francisco Antonio Da Costa and late Estevao Francisco Da Costa had was in respect of two residential flats which existed on the first floor of the old building existing on the said plot which said flats have long since collapsed.

14. It is clearly understood by and between the parties hereto that the sum paid to the members of the Consenting Party herein by the Purchaser in terms hereof is as and by way of full and final settlement towards their claim in respect of rights, title and interest in the said plot. Each of the members of the Consenting party do hereby agree and admit that the Vendors herein are exclusive owners of the said plot hereby transacted.

15. There is a plan /sketch depicting the said plot hereby sold, by red colour boundary lines, which is annexed hereto and the same shall form an integral part of this deed.

16. For the purpose of stamp duties, the said plot hereby sold is valued at approx Rs 9100 per sq. mts. As such stamp duties of 3.5% are paid on a total value of Rs 67,53,000/- which comes to Rs. 2,36,355 /- and a Registration fee @ 3% of the valued Amount which comes out to be Rs 2,02,590/- with respect to the land conveyed by this deed

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SCHEDULE

ALL that landed property known as "MALBATA" situated at Pajifond, Margao Salcete Goa, which originally formed part of the entire land having the same name described in the Land Registration Office under no. 26664 of the New Series, **(Eastern part of four-fifths of the Eastern side which constitutes plot B of the larger property of the MALBATA)**, enrolled in the Revenue Office of Salcete under no. 384, which as a distinct plot of land is bounded as follows:

On the East: by the road proceeding from Aquem to the road to the Cemetery

On the West: by the remaining part of the said plot B of Shri. Abdonio Francisco Antonio Da Costa

On the North: by Original the property of Pedro Francisco Fernandes surveyed under chalta No.86 of PT Sheet No.217, presently Owned by Vijaya Housing Cooperative Society.

On the South: by the property of Francisco Xavier Fernandes,

which totally admeasures an area of **742 sq mts**, surveyed under chalta no's. 89 having an area of **316m²**, Chalta No. 56 having an area of **277m²**, Chalta No. 57 having an area of **39m²**, Chalta No. 58 having an area of **36m²**, Chalta No. 59 having an area of **35m²**, Chalta No. 60 having an area of **39m²** and Chalta No. 89 having an area of **316 m²** of the PT Sheet 217 of Margao City

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Survey, having dilapidated structure herein referred to as the "SAID PLOT"

IN WITNESS WHEREOF the parties above named have set and subscribed their respective hands on the day, month and year first hereinabove mentioned.

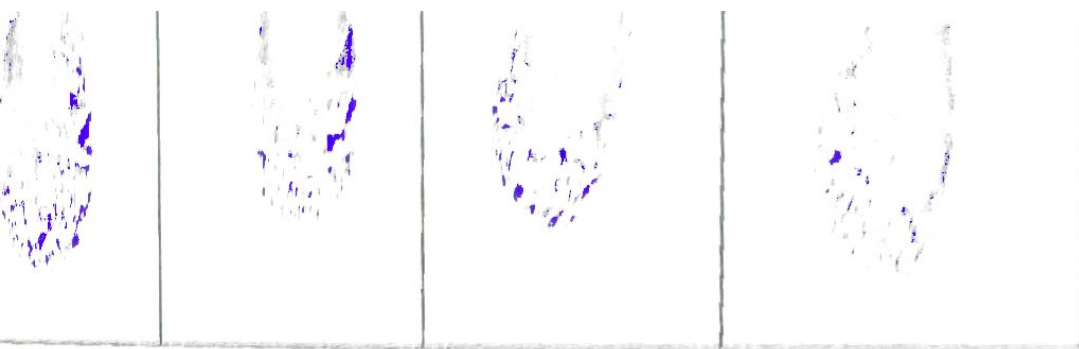
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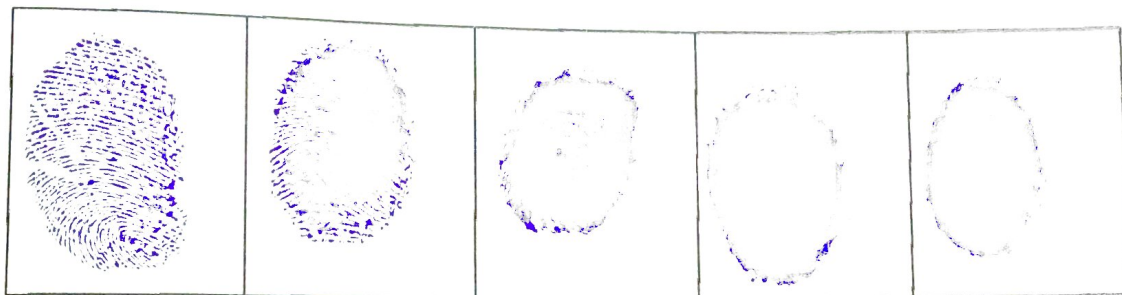




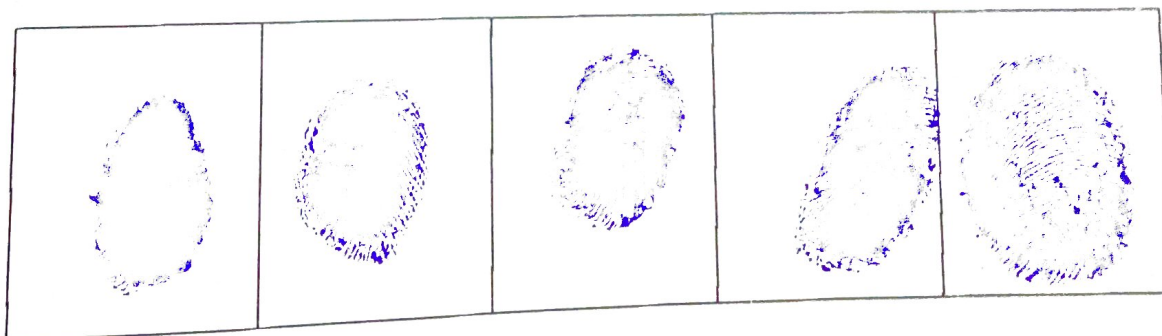
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Signed and delivered by the
withinnamed VENDOR NO. 2 MR.
ANTONIO VICENTE JOAO
SALVADOR TEODORO
ALEMAO

Right hand fingerprints:



Left hand fingerprints:



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(PURCHASER)



Signed and delivered by the
withinnamed the
PURCHASER herein **MR.
VARUN SHANTARAM
KUDCHADKAR**)

Right hand fingerprints:



Left hand fingerprints:



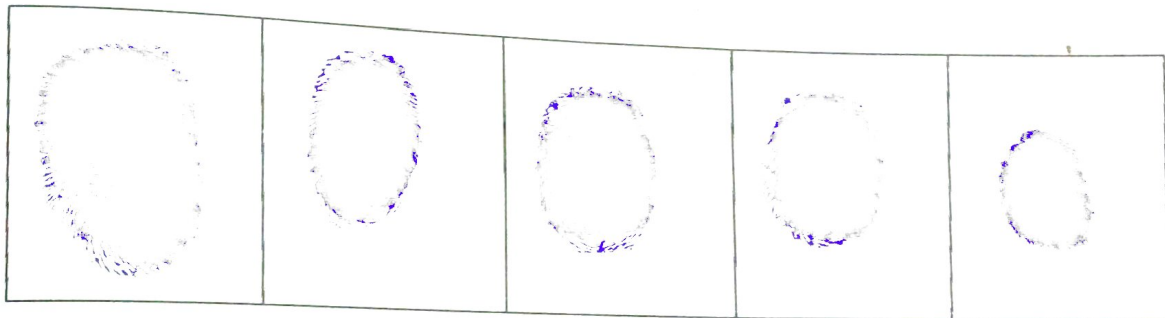
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(THE CONSENTING PARTY)

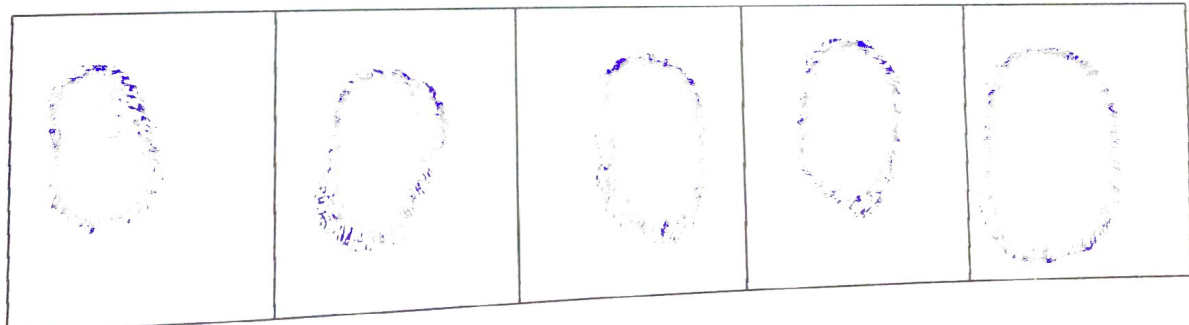


Signed and delivered by the
withinnamed **MR. MENINO JOAO
FERNANDES** (Constituted attorney
of the members of the VENDOR
No's 1 to 10 herein)

Right hand fingerprints:



Left hand fingerprints:



WITNESSES:

1. Ozorio
(Gleto Ozorio)
(Gon)

2. Edoardo Terry
(Edoardo Terry)
(Volva bich)

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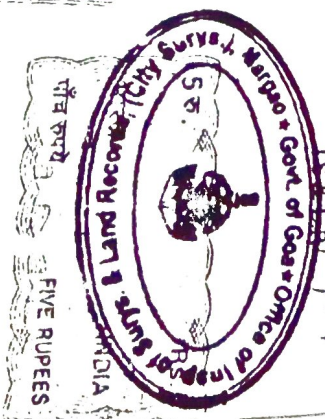
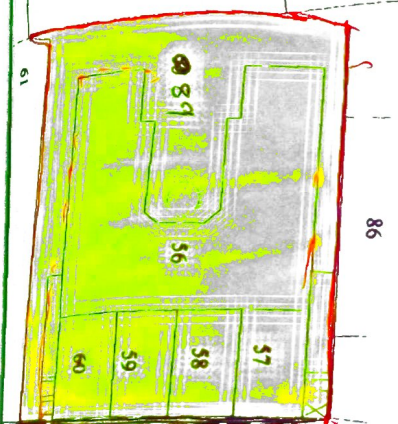
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA

Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T. SHEET NO. 217 / CHALTA NO. 55 TO 60 & 88
Scale : 1:500

ENDORSED
MARGAO

(PURCHASER)

(CONSENTING PARTY)



27/8/14

Print Date & Time : 07-11-2014 12:24:48 PM

Government of Goa

Serial Number : 5057

Presented at 10:24:00 AM on 07-11-2014 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows

No	Description	Rs. Ps
1	Registration Fee	202590.00
2	Processing Fees	370.00
	Total :	202960.00

Stamp Duty Required: 236355.00

Stamp Duty Paid: 236355.00

Varun Shantaram Kudchadkar presenter

Name	Photo	Thumb Impression	Signature
Varun Shantaram Kudchadkar ,S/o. Shantaram Kudchadkar , UnMarried,Indian,age 28 Years,Business,r/oPontemoll, Curchorem, Goa			

Endorsements

Executant

1. Menino Joao Fernandes , S/o. Roque Fernandes , Married,Indian,age 48 Years,Business,r/oPedda, Benaulim, Salcete, Goa As a Constituted attorney of the Consenting Party No. 1 to 10 Vide POA dated 13/07/2012 executed before the Notary S. k. Swami under Reg. No. 748/2012 at Greater Bombay, and delegated POA dated 13/07/2012 executed before the Notary S. K. Swami under Reg. No. 749/2012 at Greater Bombay

Photo	Thumb Impression	Signature
		

2. Josita Menino De Nossa Senhora Do Rosario Dea Lima Gomes, D/o. Late Soutaire Paul Gomes, Married, Indian, age 77 Years, retired, r/oH. no. 1, C. J. Fernandes Bldg, Ratwado, Navelim, Salcete, Goa

Photo



Thumb Impression



Signature

Josita

3. Antonio Viceite Joao Salvador Teodoro Alemao, S/o. Late Antonio Alemao, Married, Indian, age 67 Years, retired, r/oH. no. 1, C. J. Fernandes Bldg, Ratwado, Navelim, Salcete, Goa

Photo



Thumb Impression



Signature

Antonio

4. Varun Shantaram Kudchadkar, S/o. Shantaram Kudchadkar, UnMarried, Indian, age 28 Years, Business, r/oPontemoll, Curchorem, Goa

Photo



Thumb Impression



Signature

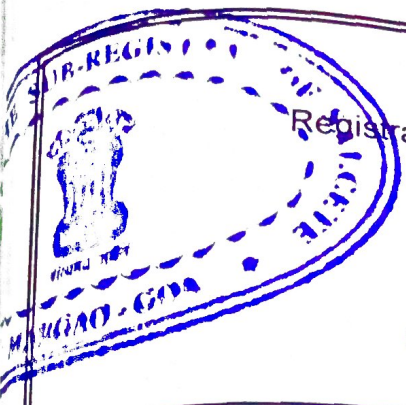
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Identification

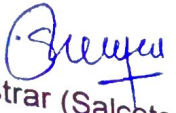
Sr No.	Witness Details	Signature
1	Adv. Sunnifer Cardozo, D/o. Late Armando Cardozo, UnMarried, Indian, age 26 Years, Adv, r/o Seraulim, Salcete, Goa	<i>Cardozo</i>

Suraj R. Verne
Sub-Registrar

Suraj R. Verne
Sub Registrar



Book-1 Document
Registration Number MGO-BK1-04957-2014
CD Number MGOD80 on
Date 07-11-2014


Sub-Registrar (Salcete/Margao)
Suraj R. Vernekar
Sub Registrar

Scanned By:- 

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



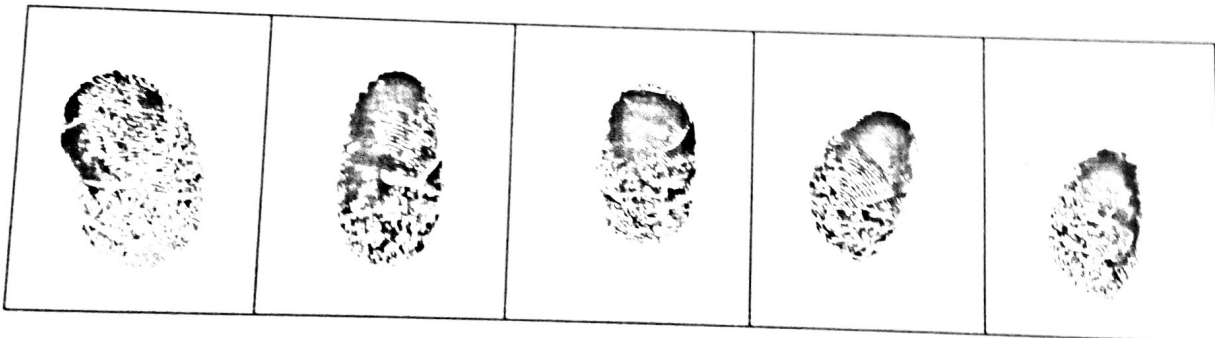
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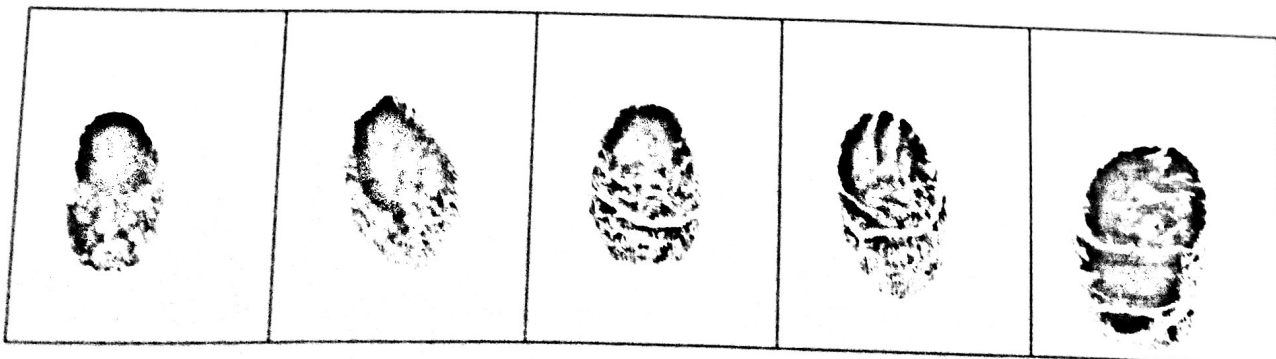
Josita

Signed and delivered by the
withinnamed VENDOR NO. 1 MRS.
**JOSITA MENINO DE NOSSA
SENHORA DO ROSARIO DE A
LIMA GOMES**

Right hand fingerprints:



Left hand fingerprints:



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