

गोवा GOA

Serial No. 1889 Place: MARGAO. Date 8/8/16 063103

Value of Stamp Paper: Twenty five thousand

Name of Purchaser Sebastia Jose Anselm Noronha

Residence Seraulim Father's Name Antonio Jose Noronha

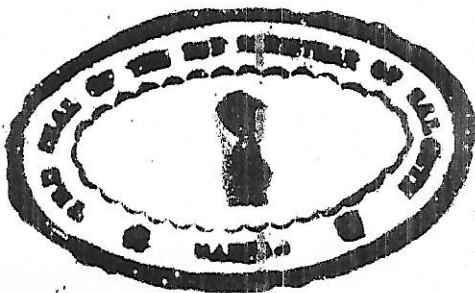
Purpose Sale Deed. Transacting Parties \_\_\_\_\_

Sign Stamp Vendor  
 CAMILO FRANCIS TREVOR BRAZ  
 Licence No. JUD/STP/2/99/SALCETE

S/Nor  
 Signature of Purchaser

4/8/16

Sebastia Jose Anselm Noronha S/Nor

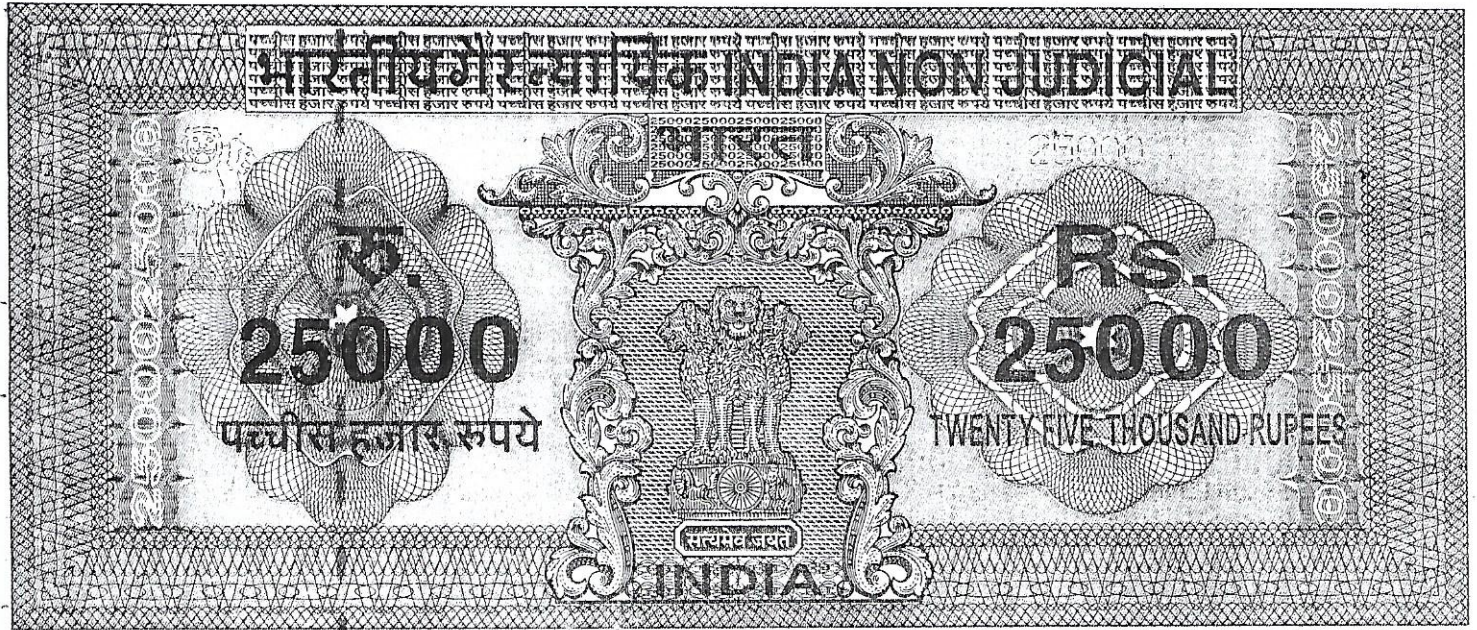


**DEED OF SALE**

Krak

S/Nor

S/Nor



गोवा GOA



Serial No. 1889      Place: MARGAO. Date 22/8/16.      063104

Value of Stamp Paper : Twenty five thousand

Name of Purchaser Sebastia Jose Anselm Noronha

Residence Sevanlin Father's Name Antonio Jose Noronha

Purpose Sale Deed.      Transacting Parties } \_\_\_\_\_

Signature of Vendor \_\_\_\_\_

CAMERON OF TREVOR BRAZ      Signature of Purchaser S. Noronha

Licence No. JUDIC/19299/SALCETE

:: 2 ::

THIS DEED OF SALE is made and executed at Margao, Goa, on this 22<sup>nd</sup> day of August, of 2016.

Krauk

Sebastia

S. Noronha



गोवा GOA



*Amun Bra*

Serial No. 1889 Place: M. NGAO, Date 8/8/16 063105  
 Value of Stamp Paper: Twenty five thousand  
 Name of Purchaser Sebastia Jose Antelo Noronha  
 Residence Seraulin Father's Name, Antonio Jose Noronha  
 Purpose Sale Deed Transacting Parties }  
 Signature of Purchaser S. Noval

Sign Stamp Vendor  
 CAMILO FRANCIS TREVOR BRAZ  
 Licence No. JUD/STP/2/99/SALCETE

:: 3 ::

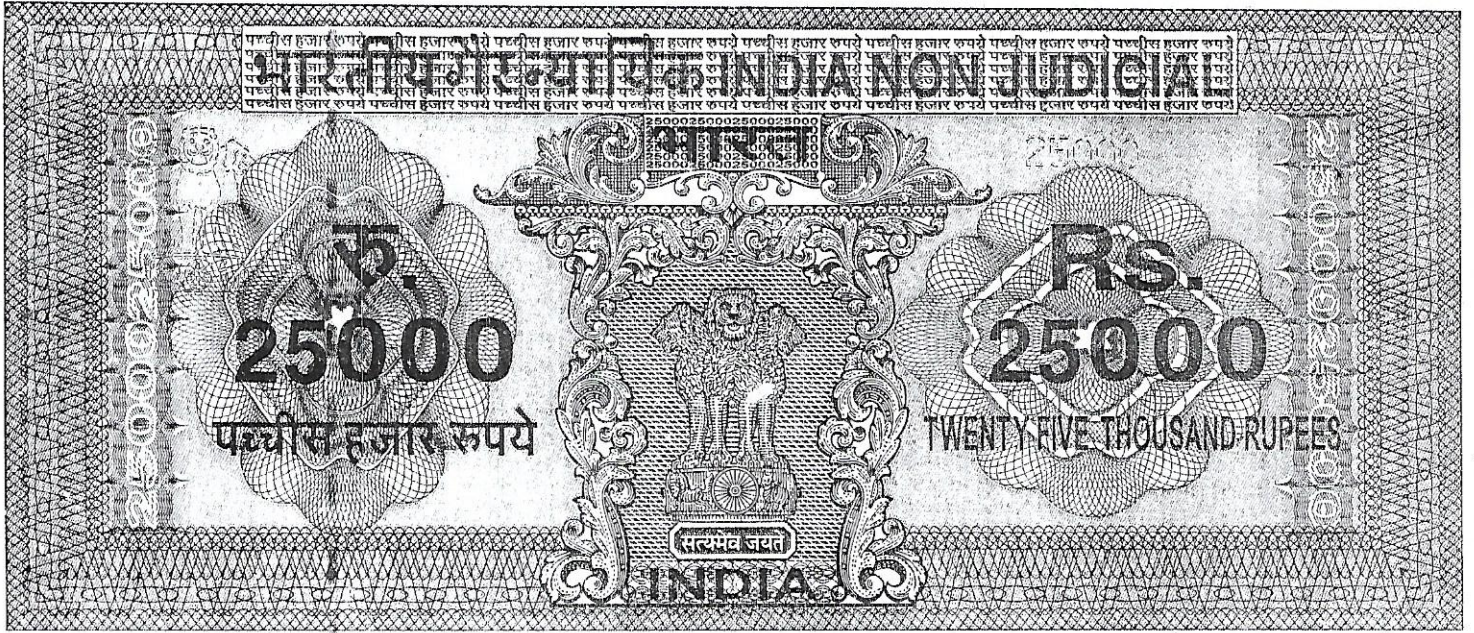
BETWEEN

1. MR. CAXINATH BABUXO NAIK alias CAXINATH BABUSSO NAIK, son of Mr. Babuxo Soiru Naik, aged 68 years, married, retired seaman, having PAN card No. AINPN9635P, issued by Income Tax Department, and holder of Aadhar card No. 333768162469, issued by Unique Identification Authority of India, Government of India, Indian National, and his wife;

*Knayk*

*Soiru*

*S. Noval*



गोवा GOA



Serial No. 1883 Place: MARGAO, Date 8/8/16 063106  
 Value of Stamp Paper : Twenty five thousand  
 Name of Purchaser Sebastia Jose Azeem Noronha  
 Residence Souvelin Father's Name. Antonio Jose Noronha  
 Purpose Sale Deed Transacting Parties }  
 Sign Stamp Vendor }  
 CAMILO FRANCIS TREVOR BRAZ }  
 Licence No. JUD/STP/2/1991/GA/1075 }  
 Signature of Purchaser S. Noronha

:: 4 ::

2. MRS. SMITA NAIK, wife of Mr. Caxinath Babuxo Naik, aged 55 years, married, housewife, having PAN card No. AHPPN6509F, issued by Income Tax Department, and holder of Aadhar card No. 8902 7577 7208, issued by Unique Identification Authority of India, Government of India, both residents of H. No. 176, Pirwado, Betul, Salcete, Goa, hereinafter for

*Knark*

*Goale*

*S. Noronha*



गोवा GOA



Serial No. 1889 Place: MARGAO, Date 8/8/16 063107  
 Value of Stamp Paper: Twenty five thousand  
 Name of Purchaser Sebastiao Jose Anselmo Noronha  
 Residence Sevanlim Father's Name Antonio Jose Noronha  
 Purpose Sale Deed Transacting Parties }  
 \_\_\_\_\_

Sign Stamp Vendor  
 CAMILO FRANCIS TREVOR BRAZ  
 Licence No. 10/STP/1991/5A

S Noronha  
 Signature of Purchaser

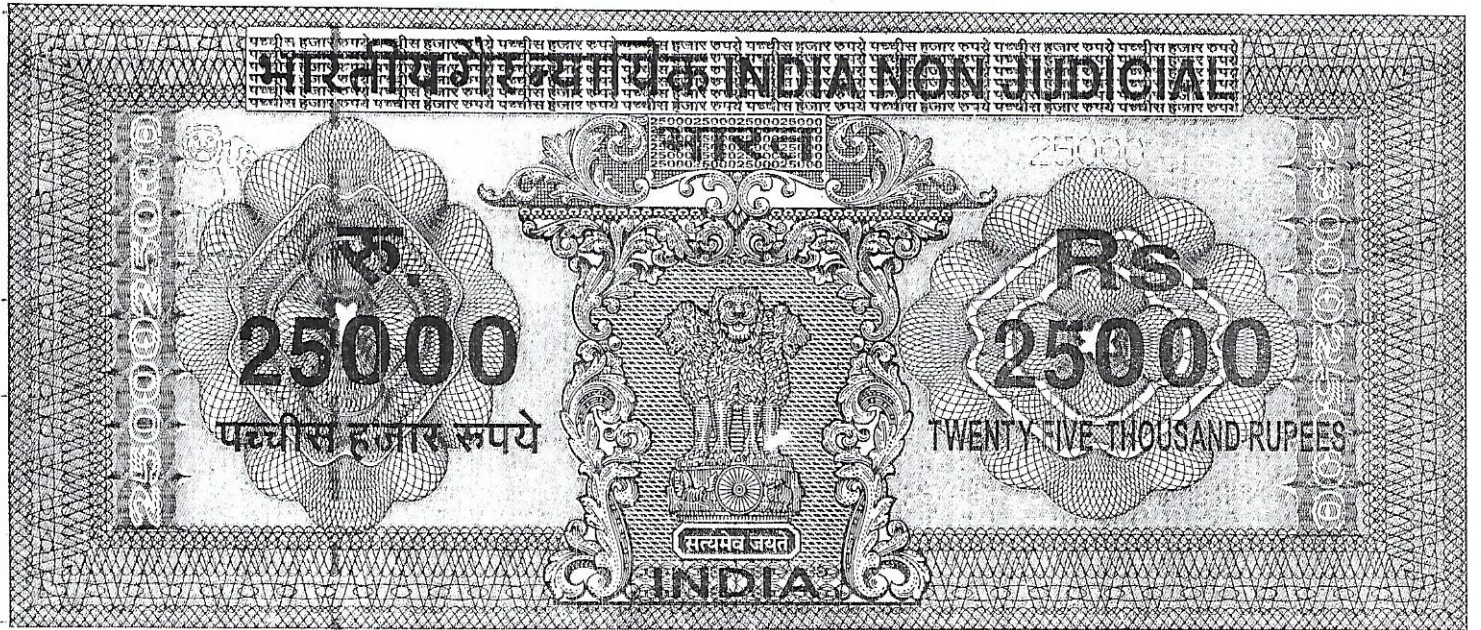
:: 5 ::

brevity's sake referred to as "VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, legal representatives, administrators, executors and assigns) of the ONE PART.

Kraak

Swick

S Noronha



गोवा GOA



Serial No. 1889 Place: MARGAO. Date 8/5/16 063108 063108  
 Value of Stamp Paper : Twenty five thousand  
 Name of Purchaser Sebastia Jose Anselm Noronha  
 Residence Sevaulin Father's Name Antonio Jose Noronha  
 Purpose Sale Deed Transacting Parties }  
 \_\_\_\_\_

Sign Stamp Vendor  
 CAMILO FRANCIS TREVOR BRAZ  
 Licence No. JUDISTP/2/99/SA

S Noronha  
 Signature of Purchaser

:: 6 ::

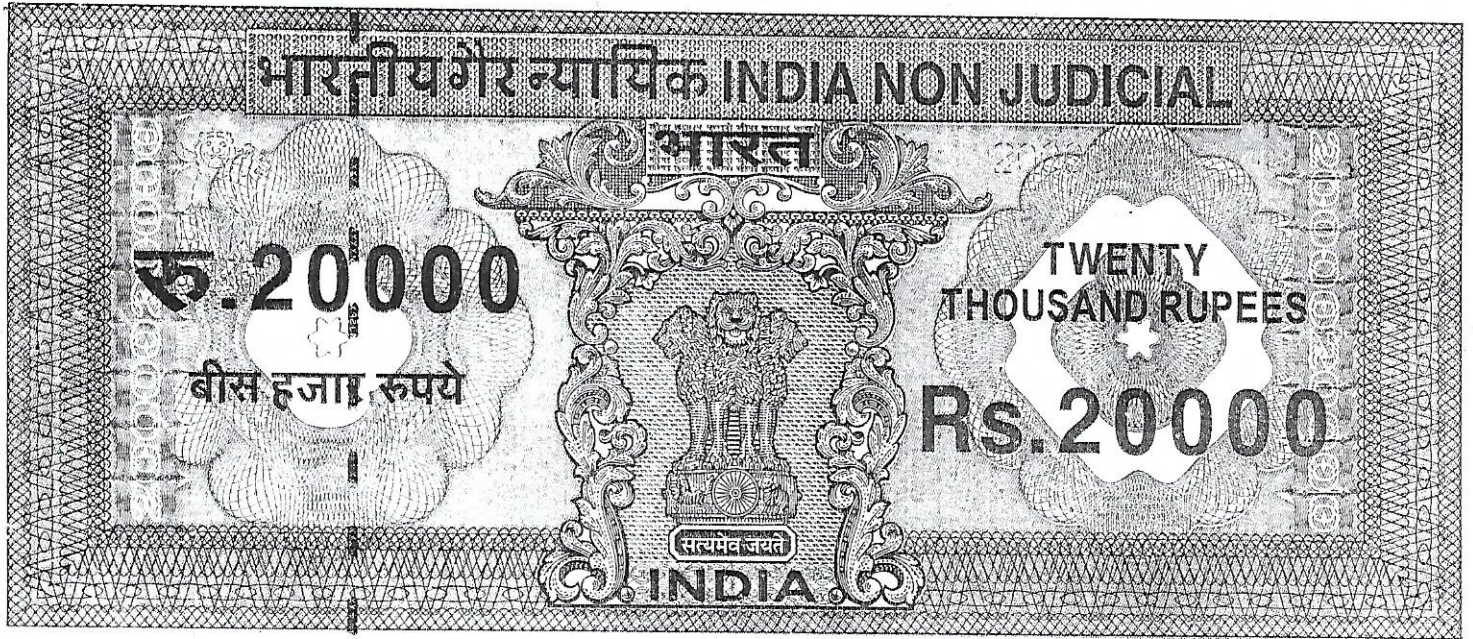
AND

GREYSTONE REAL ESTATE DEVELOPERS, a Partnership Firm, registered under No. MGO-F166-2016, having its office at F/4, First floor, Osia Mall, Near KTC Bus-stand, Margao, Goa, having PAN card No.AAPFG7498B, issued by Income Tax Department, Govt. of India, represented by its Partner MR. SEBASTIA JOSE ANSELM NORONHA, son of Mr.

Mark

Spill

S Noronha



गोवा GOA

046661

046661



Serial No. \_\_\_\_\_ Place: MARGAO Date \_\_\_\_\_  
Value of Stamp Paper: Twenty thousand  
Name of Purchaser Sebastia Jose Anselm Noronha  
Residence Seraulim Father's Name Antonio Jose Noronha  
Purpose Sale Deed Transacting Parties }  
Signature of Purchaser } S Noronha  
Sign Stamp Vendor  
CAMILO FRANCIS TREVOR PRAZ  
Licence No. JUD/STP/2/99/SALCETE

:: 7 ::

Antonio Jose Noronha, aged 33 years, business, bachelor, resident of H.No.59, Duncolim, Seraulim, Salcete, Goa, hereinafter called as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof deemed to mean and include its agents, successors, legal representatives, administrators, executors and assigns) of the ONE PART.

Frank

Frank

S Noronha



गोवा GOA

345696

Serial No. 1889 Place: MARGAO. Date \_\_\_\_\_

Value of Stamp Paper : One thousand

Name of Purchaser Sebastia Jose Anelmu Honorhe

Residence Souaulim Father's Name. Antonio Jose Honorhe

Purpose Sale Deed Transacting Parties \_\_\_\_\_

Sign Stamp Vendor  
CAMILCO FRANCIS TREVOR BRAZ  
Licence No. JUD/STP/2/99/SALCETE

S. Noid  
Signature of Purchaser

:: 8 ::

All the parties hereto are Indian Nationals.

WHEREAS there exists a property known as "MOTTA" OR "MOTTO or MOTO", situated at Village of Telaulim, Salcete, Goa, within the jurisdiction of the Talaulim Panchayat, Taluka and Sub-District of Salcete, District of Goa, registered in

Bank

Spuit

S. Noid





गोवा GOA

345697



Serial No. 1889 Place: MARGAO. Date \_\_\_\_\_  
 Value of Stamp Paper: One thousand  
 Name of Purchaser Sebastia Jose Anselm Noronha  
 Residence Soraulim Father's Name. Antonio Jose Noronha  
 Purpose Sale Deed Transacting }  
 Parties } \_\_\_\_\_  
 Sign Stamp Vendor S Noronha  
 CAMILO FRANCIS TREVOR BRAZ Signature of Purchaser  
 Licence No. JUD/STP/12/99/SALCETE

:: 9 ::

the Land Registration office under No.5203 and in the Land Revenue Office under No. 71, and bounded on the EAST: by a private field; on the WEST: by a private road; On the NORTH: by the property of Abel Colaco; on the South: by the property of Octaviano Ferrao. The above described property is hereinafter referred to as the "said larger property".

*Krank*

*Sank*

*S Noronha*



गोवा GOA

345698



Serial No. 1889 Place: MARGAO. Date \_\_\_\_\_  
Value of Stamp Paper : One thousand  
Name of Purchaser Sebastha Jose Anselm Noronha  
Residence Sevaulim Father's Name. Artorio Jose Noronha  
Purpose Sale Deed Transacting Parties }  
Sign Stamp Vendor Camilo Francis Trevor Braz Signature of Purchaser }  
Licence No. JUD/STP/2/99/SALCETE

:: 10 ::

AND WHEREAS the vendor had purchased a plot of land identified as plot 'B', admeasuring an area of 825 square metres, forming part of the said larger property, now forming separate, distinct and independent property and is presently independently surveyed under survey No.117/1 of Talaulim Village

*Khank*

*Smith*

*SNoronha*



गोवा GOA

345699

Serial No. 1889 Place: MARGAO. Date \_\_\_\_\_  
 Value of Stamp Paper : One thousand  
 Name of Purchaser Sebastian Jose Anselm Noronha  
 Residence Sevaulim Father's Name Antonio Jose Noronha  
 Purpose Sale Deed Transacting Parties }  
 \_\_\_\_\_  
 Sign Stamp Vendor  
 CARLLO FRANCIS TREVOR BRAZ  
 Licence No. JUD/STP/2/99/SALCETE

*S Noro*  
Signature of Purchaser

:: 11 ::

of Salcete Taluka and is bounded on the EAST: by road; on the WEST: by paddy field surveyed under survey No.115/17 and 32 of Talaulim Village of Salcete Taluka; on the NORTH: by property of Rosalina Pires and Pedro Rosario Pires surveyed under survey No.115/32, 33, 34, 17 and 35 and 114/22 of Talaulim Village of Salcete Taluka; and on the

*Krauk*

*Saik*

*S Noro*





गोवा GOA

732283

Serial No. 1889 Place: MARGAO. Date \_\_\_\_\_  
Value of Stamp Paper : One hundred  
Name of Purchaser Sebastia Jose Anselm Noronha  
Residence Soualin Father's Name. Antonio Jose Noronha  
Purpose Sale Deed Transacting }  
Parties }

Sign Stamp Vendor  
CAMILO FRANCIS TREVOR BRAZ  
Licence No. JUD/STP/2/99/SALCETE

Signature of Purchaser

:: 13 ::

AND WHEREAS the VENDOR No.1 had purchased the said property/plot 'B' by Deed of Sale dated 25/03/1974, registered in the office of Sub-Registrar of Salcete under No.324 at pages 159 to 163, Book No. I, Vol. No.124 dated 04/04/1974.



गोवा GOA

732284

Serial No. 1889 Place: MARGAO. Date \_\_\_\_\_  
Value of Stamp Paper : One hundred  
Name of Purchaser Sebastia Jose Anselu Noronha  
Residence Sevauli Father's Name Antonio Jose Noronha  
Purpose Sale Deed Transacting }  
Parties } \_\_\_\_\_  
Sign Stamp Vendor \_\_\_\_\_  
CAMILLO FRANCIS TREVOR PRAZ  
Licence No. JUD/STP/2/99/SALCETE  
Signature of Purchaser S Noro

*Signature of Vendor*

:: 14 ::

AND WHEREAS the VENDOR No.1 is married to vendor No.2 under the Regime of Communion of Assets and thus the vendors herein become sole and absolute owners of the said property.

*Signature*

*Signature*

*S Noro*



AND WHEREAS the PURCHASER has approached the VENDORS with a request to sell to the PURCHASER the said property, admeasuring an area of 825 square metres, shown in the Plan annexed to the deed in red colour, forming part of the said larger property surveyed under No.117/1 of Talaulim Village Salcete Taluka, District of South Goa, State of Goa.

AND WHEREAS the VENDORS have acceded to the request of the PURCHASER and agreed to sell to the PURCHASER and the PURCHASER has agreed to purchase the said property, admeasuring an area of 825 square meters, forming part of the said larger property surveyed under No.117/1 of Talaulim Village of Salcete Taluka, District of South Goa, State of Goa, more specifically described in SCHEDULE-II, hereinafter appearing and for the purpose of clarity delineated on the PLAN annexed hereto in red colour, for the total price of Rs.11,00,000/- (Rupees Eleven Lakhs Only) and two double bedroom flats, i.e. a Flat on the ground floor, admeasuring an area of 90 square metres, with stilt parking to the VENDORS valued for Rs.19,40,000/- (Rupees Nineteen Lakhs Forty Thousand Only) and flat on the first floor, admeasuring an area of 90 square metres, with stilt parking, valued

*Drank*

*SPK*

*S/Nord*



for Rs.19,40,000/- (Rupees Nineteen Lakhs Forty Thousand Only), the aforesaid amount of Rs.11,00,000/- (Rupees Eleven Lakhs Only) is paid by the PURCHASER to the VENDORS and the flats to be transferred in the name of VENDORS, as mutually agreed by the Parties, within a period of two years from the date of issuance of construction licence by the Village Panchayat and other permission by the concerned authorities. The said price of Rs.49,80,000/- (Rupees Forty Nine Lakhs Eighty Thousand Only) is its present value of the property hereby sold, as the said property is located at Talaulim, Salcete, Goa.

NOW THIS DEED OF SALE WITNESSETH as follows:

1. In pursuance of the said agreement and in consideration of the sum Rs.11,00,000/- (Rupees Eleven Lakhs Only), i.e. Rs.11,00,000/- (Rupees Eleven Lakhs Only) paid by cheque bearing No.000012 dated 22/08/2016 drawn on HDFC Bank, Colva Branch, Colva, Salcete, Goa, drawn in favour of Vendor No.1, and two double bedroom flats, i.e. a Flat on the ground floor, admeasuring an super built up area of 90 square

*Frank*

*Wit*

*S/Nord*



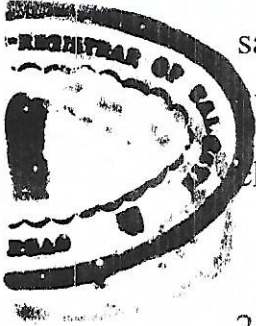


metres, with stilt parking to the VENDORS, valued for Rs.19,40,000/- (Rupees Nineteen Lakhs Forty Thousand Only) and a flat on the first floor, measuring an super built up area of 90 square metres, with stilt parking valued for Rs.19,40,000/- (Rupees Nineteen Lakhs Forty Thousand Only), to be constructed in the said property and delivered to the purchaser, the receipt of the said amount, the VENDORS do hereby acknowledge and admit as having received and the VENDORS do hereby CONVEY, SELL, TRANSFER, GRANT, ASSIGN AND ASSURE unto the PURCHASER free from all encumbrances, charges, liens, whatsoever or any defect in title, the said plot, admeasuring an area of 825 square meters, forming part of the property surveyed under No.117/1 of Talaulim Village of Salcete Taluka, more specifically described in the SCHEDULE-II hereinafter written, TOGETHER WITH all other structure, area, water, water courses, liberties, privileges, easements and appurtenances, whatsoever to the said property in any way appertaining to belong or usually held or occupied thereto and all the estate, right, title, interest, property, claim and demand, whatsoever of the VENDORS into or upon the said plot, hereby conveyed and every part thereof, TO

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*



HAVE, TO HOLD, TO USE AND TO ENJOY the same unto and to the use of the PURCHASER absolutely and forever free from all encumbrances, charges liens, defect in title, whatsoever.

2. The VENDORS do hereby covenant with the PURCHASER as follows:-

- a. The title of the VENDORS to the said plot, admeasuring an area of 825 square meters, surveyed under No.117/1 of Talaulim Village of Salcete Taluka described in the SCHEDULE-II hereinafter written, hereby sold and conveyed subsists and is perfect, and unassailable and the VENDORS have good right, full power and absolute authority to sell and convey the same to the PURCHASER in the manner aforesaid without let or hindrance from whomsoever.
- b. The VENDORS hereby assure the PURCHASER that the said property hereby sold and conveyed is not the subject matter of any Agreement with any

*Krank*

*Spik*

*SNoor*



other person or party and is not the subject matter of any seizure, attachment, sale, requisition or acquisition under any compulsory law or any litigation before any Court of Law and the VENDORS fully indemnify and assure to keep indemnified the PURCHASER forever.

- c. The PURCHASER shall hereafter peaceably and quietly possess, use own, hold and enjoy the said property, described in the SCHEDULE-III hereinafter written and hereby sold as its own property, without any claim and shall be also entitled to transfer the technical clearance Order, file revise plan or demand, whatsoever, from the VENDORS, or from any person or persons claiming through or under them and the VENDORS hereby assign to save harmless and to keep indemnified the PURCHASER from and against all losses, costs or expenses that the PURCHASER may sustain or incur by reason of any claim being made by anybody,

*Krank*

*Sair*

*S/Nord*



whomsoever or by virtue of any defect in title.

- d. If for any defect in the title of the VENDORS, the PURCHASER deprived off from enjoyment and/or possession of the said property, hereby sold and conveyed or any part or said property thereof, the VENDORS shall compensate the PURCHASER fully and effectively in all respects.

3. That the VENDORS shall at all times hereinafter and at the request and cost of the PURCHASER, do execute and perform all such further acts, deeds and things as may be required by the PURCHASER for the purpose of more perfectly conveying and assuring in favour of the PURCHASER the said property conveyed hereunder and/or for the purpose of recording and registering in the name of the PURCHASER, of the said property conveyed hereunder.

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*



4. The VENDORS hereby authorise the PURCHASER to get surveyed in the name of the PURCHASER, the said plot, admeasuring an area of 825 square meters, forming part of the property surveyed under No. 117/1 of Talaulim Village of Salcete Taluka described in the SCHEDULE-III hereinafter written, purchased by the PURCHASER by the present Deed in the Survey Records in Form I and XIV of survey No.117/1 of Talaulim Village of Salcete Taluka.

5. The VENDORS have no objection for causing mutation, partition and conversion of the said plot of land in the name of the PURCHASER.

6. That in pursuance to Notification No.RD/LND/LRC/318/77 dated 21-08-1978 of Secretary (Revenue) Government of Goa, the "VENDORS" hereby declare that the subject matter of this Deed, does not belong nor is owned by Schedule Caste or Schedule Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

*[Signature]*

*[Signature]*

*[Signature]*



7. The property hereby sold is more particularly identified on the plan annexed hereto in red colour.

**SCHEDULE I**

**DESCRIPTION OF said larger property**

ALL THAT property known as "MOTTA" OR "MOTTO or MOTO", situated at Village of Telaulim, Salcete, Goa, within the jurisdiction of the Talaulim Panchayat, Taluka and Sub-District of Salcete, District of Goa, registered in the Land Registration office under No.5203 and in the Land Revenue Office under No. 71, and bounded on the **EAST**: by a private field; on the **WEST**: by a private road; **On the NORTH**: by the property of Abel Colaco; **on the South**: by the property of Octaviano Ferrao.

**SCHEDULE II OF THE SAID PROPERTY  
HEREBY SOLD**

ALL THAT plot of land identified as plot 'B', admeasuring an area of 825 square metres, forming part of the said larger property, now forming separate,

*Frank*

*Solic*

*SNord*



distinct and independent property and is presently independently surveyed under survey No.117/1 of Talaulim Village of Salcete Taluka and is bounded on the **EAST**: by road; on the **WEST**: by paddy field surveyed under survey No.115/17 and 32 of Talaulim Village of Salcete Taluka; on the **NORTH**: by property of Rosalina Pires and Pedro Rosario Pires surveyed under survey No.115/32, 33, 34, 17 and 35 and 114/22 of Talaulim Village of Salcete Taluka; and on the **SOUTH**: by property belonging to Octaviano Ferrao, surveyed under survey No.117/2 of Talaulim Village of Salcete Taluka.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands, signatures hereunto on the date and the place first hereinabove written.

*[Signature]*

*[Signature]*

*S/Noro*



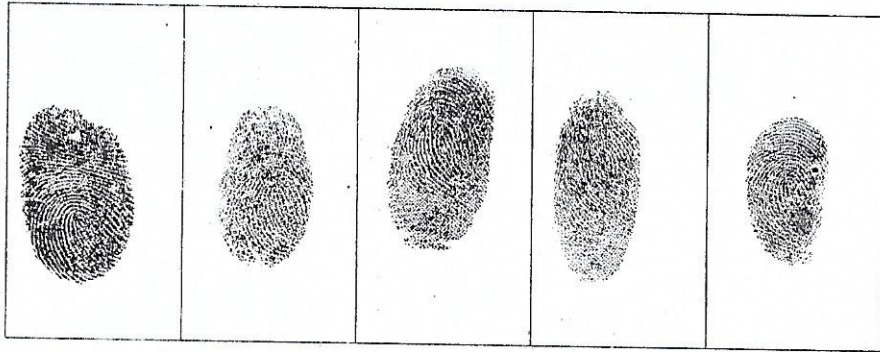




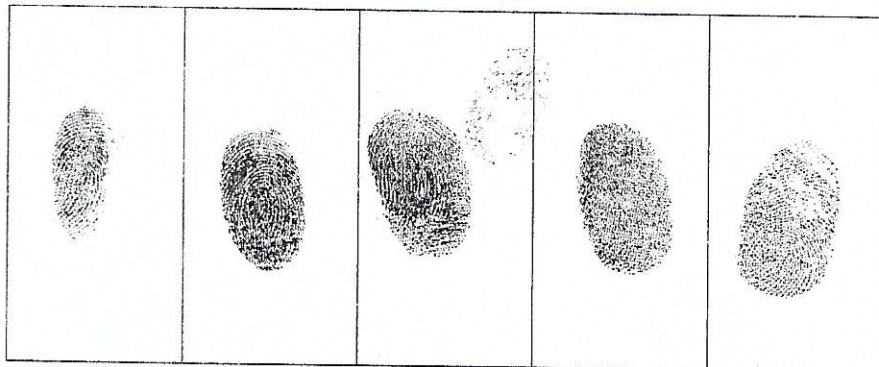
THE VENDOR NO. 2: Naik  
(SMITA NAIK)



R. H. F. I.



L. H. F. I.



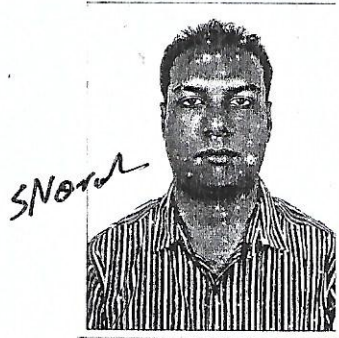
*Naik*

*Naik*

*S. Naik*



THE PURCHASER : SNord

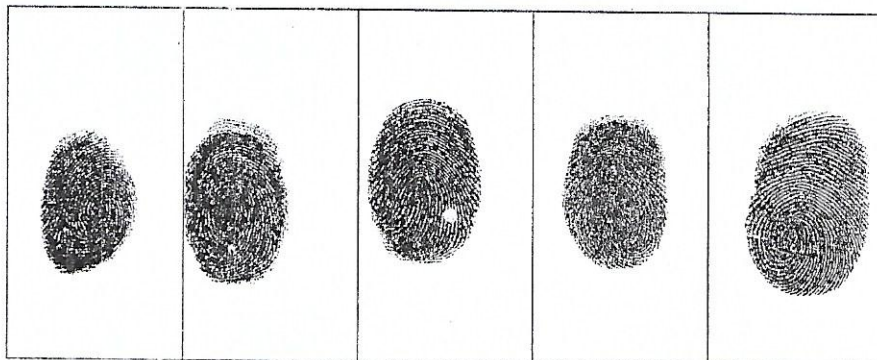


(GREYSTONE REAL ESTATE DEVELOPERS through its partner SEBASTIA JOSE ANSELM NORONHA)

R. H. F. I.



L. H. F. I.



*SNord*

*SNord*

*SNord*



**WITNESSES :-**

1. Cellroy Furtado  
 (CELLROY FURTADO,  
 Resident of Ground Floor,  
 Casa Dos Aliados Building, Abade Faria Road,  
 Margao, Goa)

2. Dyaneshwar Nagvekar  
 (DYANESHWAR NAGVEKAR,  
 resident of 3<sup>rd</sup> Floor, 'D' Building Pancharatna,  
 Margao, Goa)

Khaulk

Smit

SNovel



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

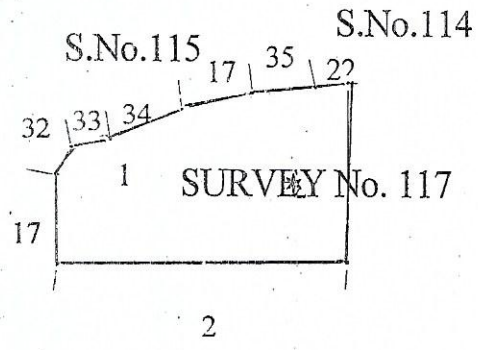
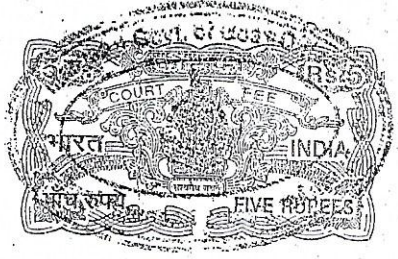


Inward No:6026

Plan Showing plots situated at  
 Village : TALAULIM  
 Taluka : SALCETE  
 Survey No./Subdivision No. : 117/1  
 Scale :1:1000



*Rajesh R. Bai Kuchelkar*  
 (Rajesh R. Bai Kuchelkar)  
 Inspector of Survey & Land Records  
 Margao Goa.



*Krauk*  
*Dive*  
*SN*

Generated By : Madhukar.N.Joshi  
 On : 30-11-2015

*[Signature]*

*[Signature]*  
 11/2/15

Compared By: DILIP NAIK

\*REG\_1\_44393\_7\*

## Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date &amp; Time : 26-08-2016 01:13:14 PM

Document Serial Number : 4181




Presented at 12:53:00 PM on 26-08-2016 in the office of the Sub-Registrar( Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	99600.00
2	Processing Fees	360.00
	Total :	99960.00

Stamp Duty Required: 174300.00

Stamp Duty Paid: 174300.00




Mr. Sebastia Jose Anselm Noronha presenter

Name	Photo	Thumb Impression	Signature
Mr. Sebastia Jose Anselm Noronha, s/o Mr Antonio Jose Noronha , UnMarried, Indian, age 33 Years, Business, r/oH No. Duncolim Salcete Goa			

## Endorsements

Executant




1 . Mr Caxinath Babuxo Naik alias Caxinata Babusso Naik, s/o Mr Babuxo Soiru Naik, Married, Indian, age 68 Years, retired, r/oH No. 176 Pirwado Betul Salcete Goa

Photo	Thumb Impression	Signature
		


2 . Mrs. Smita Naik, w/o Mr Caxinath Babuxo Naik, Married, Indian, age 55 Years, House-Wife, r/oH No. 176 Pirwado Betul Salcete Goa

Photo	Thumb Impression	Signature
		

3 . Mr. Sebastia Jose Anselm Noronha, s/o Mr Antonio Jose Noronha, UnMarried, Indian, age 33 Years, Business, r/oH No. Duncolim Salcete Goa

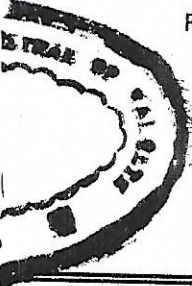
Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Alisha Diniz , d/o Alexinho Diniz, UnMarried, Indian, age 25 Years, Advocate, r/o Curchorem Goa	

Sub-Registrar

**CIVIL REGISTRAR**  
**- CUM -**  
**SUB-REGISTRAR**  
**SALCETE**

	<p>Book-1 Document Registration Number MGO-BK1-04051-2016 CD Number MGOD95 on Date 26-08-2016</p> <p><i>[Signature]</i> Sub-Registrar (Salcete/Margao)</p>
---	--

Scanned By:-

Signature: *[Signature]*

**MFL REGISTRATION**  
**- CUM -**  
**MFL REGISTRATION**  
**SALCETE**

Designed and Developed by C-DAC, ACTS, Pune