GO-OP. BANK LTD. atodrigus

Authorised Signatory

MUNICUTUR DANK LID SURVEY NO. 125/2, PLOT NO. 158 NEAR TEEN BUILDING ALTO, PORVORIM

BARDEZ - GOA - 403521

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Rs 2000000/- PB7147

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FOR CITIZENCREDIT TO GO-OP. BANK LTD.

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SURVEY NO. 125/2, PLOT NO. 158 WEAR TEEN BUILDING ALTO, PORVORIM BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD

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Rs 0525200/- PB7147 INDIA

STAMP DUTY

Nome of Purchaser KASU VENKATA RAJAGOPAL REDDY

4324/2016.



DEED OF SALE

This Deed of Sale is made at Mapusa on this 7th day of October 2016 at Mapusa, Bardez, Goa.

### BETWEEN

1)MRS. JOANITA D'SOUZA also known as MRS. JOANITA D'SOUZA E FERNANDES , 47 years old, wife of Joseph Agnelo Fernandes, Indian national, holder of pan card no ABVP FOOSIA

residents of House No.224, Zhor wado, Anjuna, Bardez, Goa;

2) MR. JOSEPH AGNELO FERNANDES, 46 years of age, son of Diogo Bernardo Fernandes, Indian national, residents of House No.224, Zhor wado, Anjuna, Bardez, Goa, holder of Pan card no. ACWPF3926C;

3) MR. DARRYL DANIEL FERNANDES, 60 years of age, son of Lucas Reis Fernandes, resident of Auborn Street, Hunters Hill, NSW 2110, Sydney, Australia, Australian national of Indian origin, , Pan no. ACPPF1189A, OCI No. A536311, hereinafter called or referred to as "THE VENDORS", (which expression shall where the context so requires or permit, be deemed to include its heirs, successors, legal representatives, administrators, executors and assigns) of the "ONE PART"

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1. MR. KASU VENKATA RAJAGOPAL REDDY, aged about 58 years, Son of Kasu Vengala Reddy, Indian National, married, occupation, Business, holder of PAN card No – ABLPR5588C, Mobile no. 9845019009, resident of No- 1, Sree Bhagavathy, Panathur Road, Yamalur, Bangalore, Pin Code – 560 037,

2. MRS. KASU ANITHA REDDY, wife of Mr.Kasu Venkata Rajagopal Reddy aged about 53 years, married, Indian National, Occupation Business, holder of PAN card No – AFWPR5162H, Mobile no. 9845483675, resident of No- 1, Sree Bhagavathy, Panathur Road, Yamalur. Bangalore, Pin Code – 560 037,

3. MS. KASU DHRUTHI REDDY, aged about 29 years, married, wife of Mr. John Abraham, occupation, Business, holder of PAN card No – AXFPR3885E, Mobile no. 9845483675, resident of No-1, Sree Bhagavathy, Panathur Road, Yamalur. Bangalore, Pin Code – 560 037,

4. MS. KASU JYOTSNA REDDY, aged about 26 years, unmarried, daughter of Mr. Kasu Venkata Rajagopal Reddy, Indian national, occupation, Business, holder of PAN card No-AXNPR1230M, Mobile no. 9740076366, resident of No.1, Sree

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Bhagavathy, Panathur Road , Yamalur. Bangalore, Pin Code -560037, hereinafter called or referred to PURCHASERS", (which expression shall where the context so requires or permit, be deemed to include their heirs, successors, legal representatives, administrators, executors and assigns) of the "SECOND PART"

### AND

1) MRS. ROSE CONCEPTION, age 57 years, wife of Mr. Darryl Daniel Fernandes, Service, Australian National, resident of 1 Auburn street, Hunters Hill, NSW 2110, Sydney, Australia, represented herein by her husband Darryl Daniel Fernandes, son of Diogo Bernardo Fernandes, vide Power of Attorney dated 21/09/2016 executed before the Indian Consulate General of India, Sydney at Australia and duly stamped and certified under section 32 Of the Indian Stamp Act 1899 on 06/10/2016 before the Additional Collector 1, of North Goa ,District Panaji,Goa

2) MR. PANKAJ DABRAL, son of Kripa Ram Dabral, aged 42 years, Indian national, resident of H.No. 161, Indranagar colony, Aanshik, Basant Vihar, Dehradun, Uttarakhand, Pin code 248 001, holder of Pan card No. AEKPD2819J,

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3) MR. UTTAM KUMAR, son of Sardari Lal, Indian national, age, 40 years, Pan Card no. AHDPK1992R, Flat No. 3F1/5, S1, Prudential Palms, Chogum road, Alto-Porvorim, Bardez, Goa, hereinafter called or referred to as "THE CONFIRMING PARTIES", (which expression shall where the context so requires or permit ,be deemed to include their heirs , successors, legal representatives, administrators, executors and assigns) of the "THIRD PART"

WHEREAS there exists a property known as "Tanque de Copagaly" or "Tanque of Copagully" or "Kate /munago" presently surveyed under no. 434/31 and 434/32 of village Anjuna, Bardez, Goa.

Whereas the property was purchased by Mr. Francisco Fernandes and his brother Mr. Daniel Fernandes, vide Deed of Sale dated 3rd March 1922 from Mrs Luisa Piedade Pret, duly registered before Notary of Bardez, Mr. Joao Cupertino da Caridade Frias.

WHERAS upon promulgation of survey of village Anjuna, the said property was surveyed under survey no. 434/31 and 434/32 of the said village.

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WHEREAS the said Daniel Fernandes was married to Isabel De Mello and the said Daniel Fernandes expired on 04/10/1969 and his wife Isabel De Mello expired on 26/03/1969.

WHEREAS Francisco Fernandes was married to Philomena Fernandes and Francisco Fernandes expired on 4/10/1970 and his wife expired on 9/11/1970.

Whereas in inventory proceedings no. 35/2016/C initiated by the VENDOR No. 1, before the court of Civil Judge Senior Division at Mapusa, half undivided share in the above property has been allotted to the VENDOR NO.1 and the VENDOR NO. 2 abovenamed, by virtue of Final Chart of allotment dated 31/3/2016 which has been made absolute by order dated 13/4/2016.

Whereas in inventory proceedings no. 635/2015/A initiated by the VENDOR No. 3, before the court of Civil Judge Senior Division at Mapusa, the other half undivided share in the above property has been allotted to the VENDOR NO.3 abovenamed, by virtue of Final Chart of allotment dated 29/09/2016 which has been made absolute by order dated 29/10/2016.

AND WHEREAS pursuant to the above with the consent of the VENDORS, the Purchasers issued a public notice in the

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newspapers "NAVHIND TIMES" (English) and "TARUN BHARAT "(Marathi) on 15/09/2016 calling for objections if any for the proposed sale of the said property.

AND WHEREAS, the VENDOR No.3 is married to Rose Conception, CONFIRMING PARTY No.1, on 23rd December 1990 at Mumbai and is not governed by the communion of Assets applicable in Goa, however, the said Rose conception is hereby consents and confirms the present sale by the VENDORS in favour of the PURCHASERS.

AND WHEREAS , CONFIRMING PARTY No. 2 and 3 hold an agreement of Leave and license with respect to the said property, and hereby agree to terminate the same and declare that on execution of this deed they do not have any right whatsoever, with respect to the said property.

AND WHEREAS, no objections have been received pursuant to the said public notice till date and therefore the PURCHASERS have agreed to go ahead with the present Deed Of Sale.

AND WHEREAS, the VENDORS have represented to the purchasers that the said property is free from any encumbrances and that the VENDORS have not created any

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hypothecation, or any kind of lien in the said property described fully hereunder.

AND WHEREAS, the VENDORS do hereby declare to have good and full right to sell and convey " the said property , fully described in the schedules hereunder ", hereby sold and conveyed unto the purchaser in the manner aforesaid.

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

1. THAT, in pursuance of the above agreement and in consideration of the selling price of Rs.5,05,00,000/-(Rupees Five Crore Five Lakhs Only) as per the .market value of the said properties, fully described in the schedules hereunder, out of which a sum of Rs. 1,07,00,000/- (Rupees One Crore Seven Lakhs only) is paid to VENDOR NO.1, which sum the VENDORS of the First Part do hereby acknowledge as having received vide Demand Draft bearing number 336191 06/10/2016, drawn on Allahabad Bank, Bangalore, Rs.1,05,93,000/- (Rupees One Crore Five Lakh Ninety Three Thousand Only ) , in favour of the VENDOR at serial No.(1), MRS. JOANITA D'SOUZA, of the First Part, after deducting 1% TDS; further out of the total

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consideration a sum of Rs. 1,07,00,000/- (Rupees One Crore Seven Lakhs Only) is paid to VENDOR NO.2, which sum the VENDORS of the First Part do hereby acknowledge as having received vide Demand Draft bearing number 336187 dated 06/10/2016, drawn on Allahabad Bank, Bangalore, Rs.1,05,93,000/- (Rupees One Crore Five Lakh Ninety Three Thousand Only ) in favour of the VENDOR at serial No.(2), MR. JOSEPH AGNELO FERNANDES, of the First Part, after deducting 1% TDS and further out of the total consideration a sum of Rs. 86,00,000/- (Rupess Eighty Six Lakhs Only) is paid to VENDOR NO.3, which sum the VENDORS of the First Part do hereby acknowledge as having received vide Demand Draft bearing number 336188 06/10/2016, drawn on Allahabad Bank, Bangalore, Rs,68,80,000/- (Rupees Sixty Eight And Eighty Thousand Only ) , in favour of the VENDOR at serial No.(3), MR. DARRYL DANIEL FERNANDES, of the First Part, after deducting 20% TDS, further out of the total consideration out of which a sum of Rs. 1,02,50,000/-(Rupees One Crore Two Lakhs and Fifty Thousand Only) is paid to CONFIRMING PARTY NO.2, which sum the VENDORS of the First Part and the CONFIRMING PARTY do hereby acknowledge as having received vide Demand Draft bearing number 336189 dated 06/10/2016, drawn on Allahabad Bank, Bangalore, Rs, 63, 97, 500,/-(Rupees Sixty Three Lakhs Ninety Seven Thousand Five Hundred Only ) in favour of the CONFIRMING PARTY at

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Sr. No.2, MR. PANKAJ DABRAL ,of the Third Part, by RTGS of Rs. 12,50,000/- made on 6/07/2016 through Corporation bank, Koramangala, Bangalore under UTR No -CORPR920160706062000 and further by an RTGS of Rs. 25,00,000/- on 09/08/2016, through Allahabad Bank. Bangalore under UTR ALLA201608095003369800 after deducting 1% TDS and further out of the total consideration out of which a sum of Rs. 1,02,50,000/- (Rupees One Crore Two Lakhs and Fifty Thousand only) is paid to CONFIRMING PARTY NO. 3, which sum the VENDORS of the First Part and the CONFIRMING PARTY do hereby acknowledge as having received vide Demand Draft bearing number 336190 dated 06/10/2016, drawn on Allahabad Bank, Bangalore, Rs. Rs, 63, 97, 500/- (Rupees Sixty Three Lakhs Ninety Seven Thousand Five Hundred Only ) in favour of the CONFIRMING PARTY at Sr. No.3, MR. UTTAM KUMAR, of the Third Part, by RTGS of Rs. 12,50,000/- made on 06/07/2016 through Corporation Bank , Koramangala, Bangalore under UTR NO -CORPR920160706062000 and further by an RTGS of Rs. 25,00,000/- on 09/08/2016, Allahabad Bank, Bangalore under UTR NO - ALLA201608095003369764 after deducting 1% TDS; and pursuant to receiving the above mentionedtotal consideration Rs.5,05,00,000/- (Rupees Five Crore Five Lakhs Only), the VENDORS do hereby sell, Convey, Transfer unto and to the use of the PURCHASERS of the Second Part, the Said Property, fully

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described in the Schedules hereunder, consisting of land admeasuring an area of 4000 sq.mts and 1050 sq.mts. respectively, together therein of an old house bearing H No.169, bearing Survey No.434,Sub-division No.32 and survey no. 434, sub division no. 31, of Village Anjuna, together with all trees, fences, ways, water courses, liberties, privileges and easements and all other appurtenances whatsoever of the VENDORS of the First Part, alongwith all the shares, rights, titles, interests, property claims, estate and demand whatsoever of the VENDORS of the First Part unto and upon the said property, fully described in the Schedule hereunder, hereby sold and conveyed unto the PURCHASER of the Second Part absolutely and forever.

2. AND THAT, the PURCHASERS of the Second Part shall hereafter peacefully and quietly hold, use and enjoy "The said property, fully described in the Schedule hereunder", as its own chattel and property without any hindrance, interruption, claim or demand by or from the VENDORS of the First Part or any other person or persons whosoever claiming and demanding any right, title, interest in "The said property, fully described in the Schedule hereunder", or any part thereof through the VENDORS of the First Part or any other person or persons as co-owners along with the VENDORS of the First Part.

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- AND THAT, the VENDORS of the First Part and all persons 3. claiming and demanding under them, shall and will from time to time upon the request and cost of the of the Second Part do and execute or PURCHASERS 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, fully described in the Schedules hereunder", hereby sold or any part thereof unto the PURCHASERS and placing it in possession of the same according to the true intent and meaning of these presents that shall or may be reasonably required.
- AND THAT, the VENDORS of the First Part shall indemnify the PURCHASERS of the Second Part against all persons claiming "The said property, fully described in the Schedule hereunder", or any part thereof through the VENDORS of the First Part.
- AND THAT, the PURCHASERS of the Second Part shall after this Purchase, be the exclusive owners in title and possession of "The said property, fully described in the Schedule hereunder".

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- 6. AND THAT, the VENDORS of the First Part do hereby give their free and voluntary No Objection to delete the name of the VENDOR of the First Part and to insert therein instead the name of the PURCHASERS of the Second Part by way of mutation in the Occupants Column of the Survey Records of the said property, fully described in the Schedule hereunder, surveyed under Survey No.434, Sub-division No.32 and sub-division 31, Of Village Anjuna.
- 7. AND THAT, the VENDORS of the First Part have No Objection towards the transfer in favour of the PURCHASERS of the Second Part of the House Tax and Electricity Bill and meter records maintained by the respective Departments.
- 8. The VENDOR NO.3 is married to the Confirming Party no.1, on 23<sup>rd</sup> December 1990 at Mumbai and is not governed by the communion of Assets applicable in Goa, however, the said CONFIRMING PARTY hereby consents and confirms the present sale by the VENDORS in favour of the PURCHASERS.

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- WHEREAS CONFIRMING PARTY NO.2 and 3 hold an 9. agreement of Leave and license with respect to the said property, and hereby agree to terminate the same and declare that on execution of this deed they do not have any right whatsoever, with respect to the said property. CONFIRMING PARTIES shall indemnify the PURCHASERS with respect to any claim which may be raised by any person claiming through or under them.
- THAT THIS DEED OF SALE IS WRITTEN on stamp papers 10 of the value of Rs.25,25,200 /- Rupees Twenty Five Lakhs Twenty Five Thousand and Two Hundred Only ) in full and final settlement of the stamp duties in respect of this transfer.

## SCHEDULE-I

All that immovable property known as "TANQUE OF COPAGALY" situated at Village Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna, Taluka and Sub District of Bardez presently surveyed under survey no. 434/32 of Village Anjuna, admeasuring 4000 sq. mts, the said property is bounded as under:

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ON THE NORTH: By property bearing Survey No.434/30,434/29 and 434/24 of Village Anjuna.

ON THE SOUTH: By road

ON THE EAST: By property bearing Survey

No.434/24 and 25 of Village

Anjuna

ON THE WEST: By property bearing survey no.

434/31

# SCHEDULE-II

All that immovable property known as "TANQUE OF COPAGALY" in which there exist a house, situated in Village Anjuna, Bardez, Goa, within the limits of Village Panchayat of Anjuna, Taluka and Sub-District of Bardez presently surveyed under Survey No. 434/31 of Village Anjuna totally admeasuring 1050 sq. mts and bounded as under:

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No.434/29 of Village Anjuna.

ON THE SOUTH: By property bearing Survey

No.434/32 of Village Anjuna.

ON THE EAST: By of property bearing Survey No.

434/32 of Village Anjuna

ON THE WEST: By road

Survey plan of the properties as described in Schedule I and Schedule II is annexed hereto.

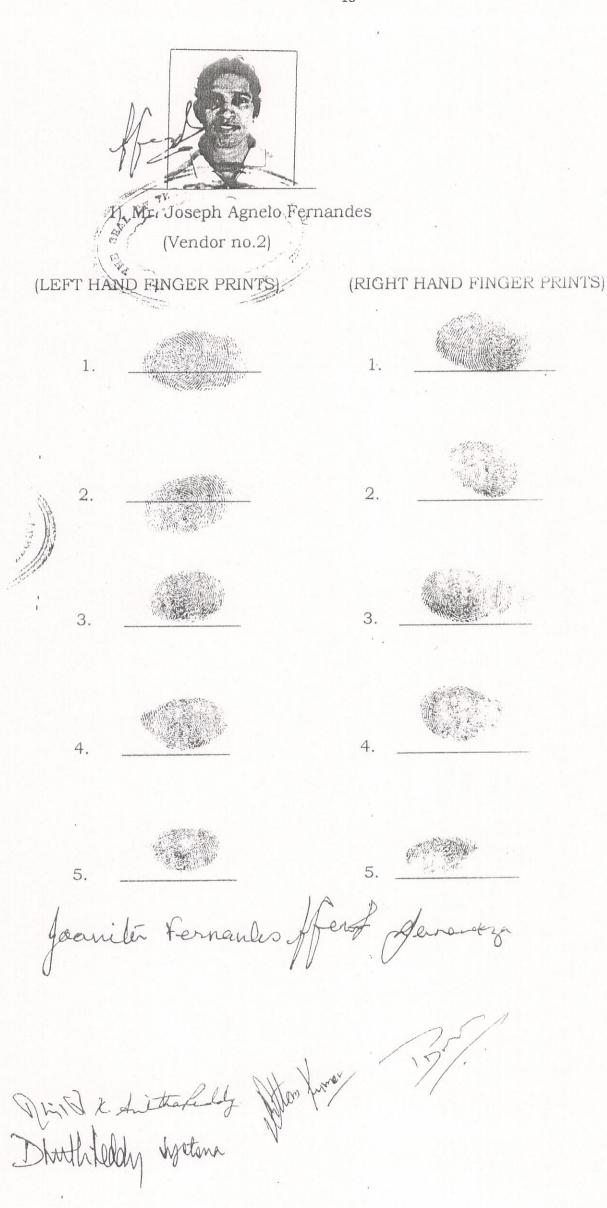
IN WITNESS WHEREOF, the VENDORS of the First Part and the PURCHASERS of the Second Part signed this Deed of Sale at Mapusa, Bardez, Goa on the 7th day, October month and Year 2016 hereinabove mentioned in the presence of two witnesses.

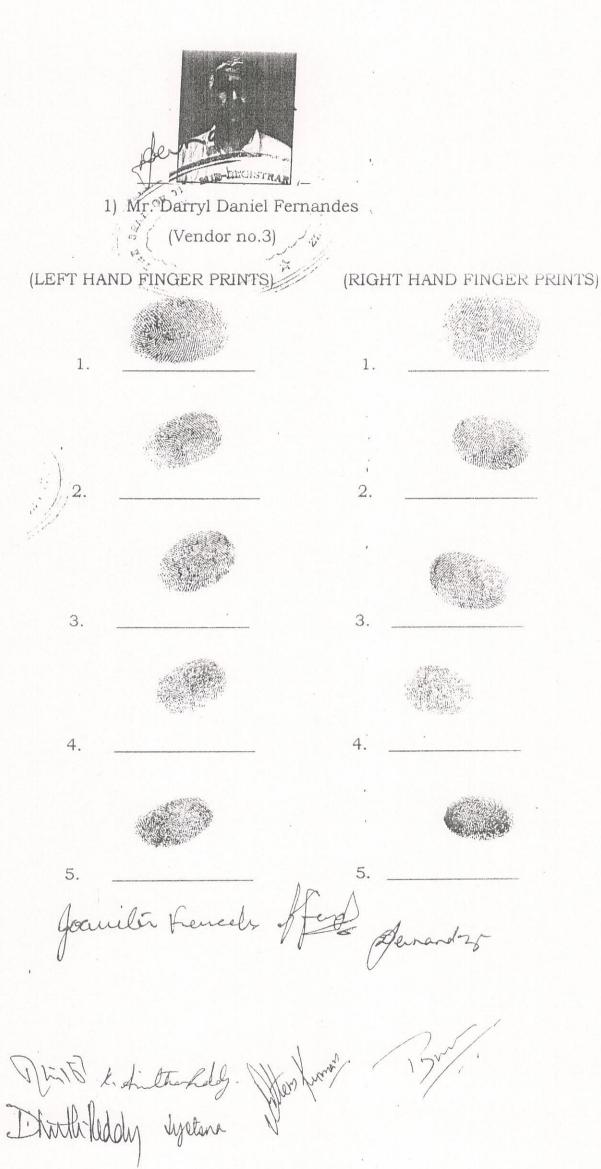
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THE VENDORS 1)Mrs. Joanita D'souza alias Doanita D'souza e Fernandes (Vendor No.1) (LEFT HAND FINGER PRINTS) (RIGHT HAND FINGER PRINTS) 1. 2. Joanite Fendes Sterd. Thirthileddy hypotena

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THE PURCHASERS

1) Mr.Kasu Venkata Rajagopal Reddy (Purchaser No.1)

(LEFT HAND FINGER PRINTS) (RIGHT HAND FINGER PRINTS)



















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2) Mrs. Kasu Anitha Reddy (Purchaser No.2)

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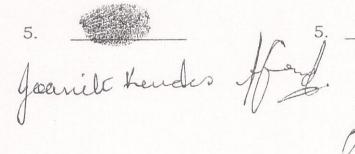
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3) Ms. Kasu Dhruthi Reddy (Purchaser No.3)

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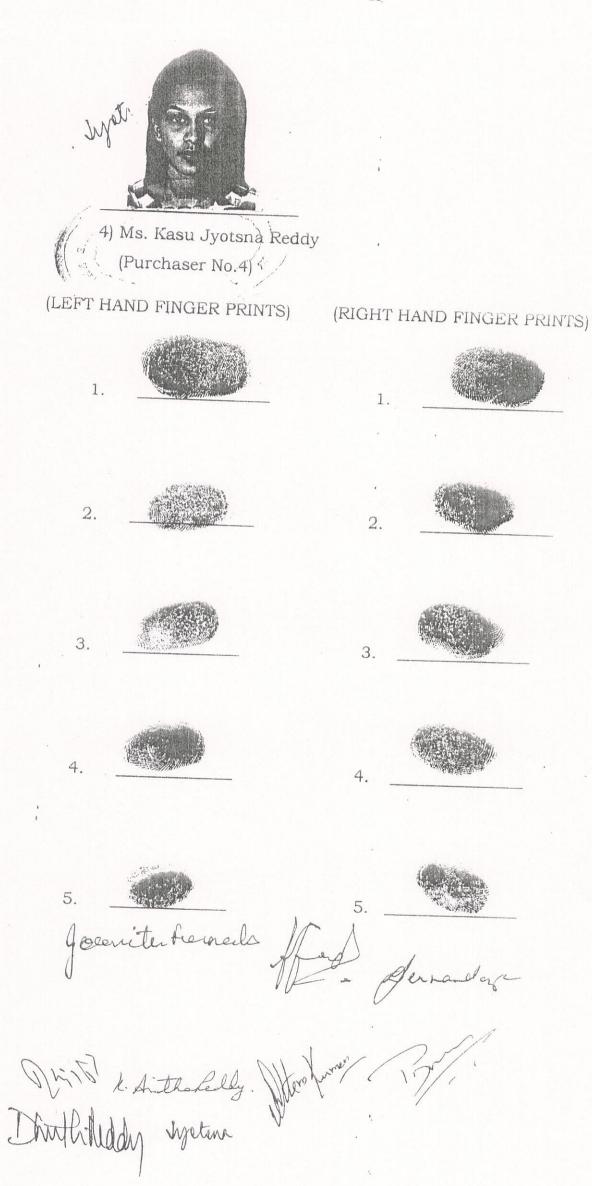
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## CONFIRMING PARTIES

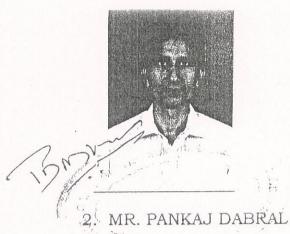


1. Mr. Darryl Daniel Fernandes Power of Attorney for Mrs. Rose Conception (Confirming Party No.1)

(LEFT HAND FINGER PRINTS) (RIGHT HAND FINGER PRINTS)

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(Confirming Party No.2) (LEFT HAND FINGER PRINTS)

(RIGHT HAND FINGER PRINTS)

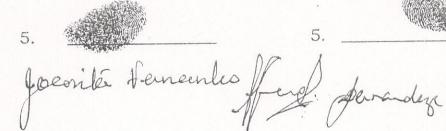


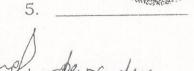












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3) MR. UTTAM KUMAR
(Confirming Party No.3)

(LEFT HAND FINGER PRINTS)

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# Witnesses:

(Tagore Kommaredy)

slo K.V.V. Prosad

age: 35 years, Married,

88, Lakshmi Nagar Colony, Shaikpet, Hydrabad - 500008.

2) Herred Adv. Pearl Remedias Age-26 years. Saligao, Bardez, Goa.

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# **GOVERNMENT OF GOA**

# Directorate of Settlement and Land Records Office of Inspector of Survey and Land Records MAPUSA - GOA

Plan Showing plots situated at

Village: ANJUNA

Taluka: BARDEZ

Survey No./Subdivision No.: 434/ 31.32 Scale:1:1000

29

31

(ANAND V. VAIGANKAR) Inspector of Survey & Land Records.

SURVEY No.434

Thirungas,

enerated By: Nitin M. Pikulkar (F.S.)

n: 11-07-2016

Compared By:

## Office of Sub-Registrar Bardez

#### Government of Goa

Print Date & Time: 07-10-2016 02:06:46 PM

Document Serial Number: 4324

Presented at 11:42:00 AM on 07-10-2016 in the office of the Sub-Registrar (Bardez) Along with fees paid as follows:

Si. No	Description	Rs. Ps
i	Registration Fee	2020000.00
2	Processing Fees	700.00
	Total:	2020700.00

Stamp Duty Required: 2525000.00

Stamp Duty Paid: 2525200.00

Mr. Kasu Venkata Rajagopal Reddy presenter

Name	Photo	Thumb Impression	Signature
Mr. Kasu Venkata Rajagopal Reddy ,S/o Kasu Vengala Reddy , Married,Indian,age 58 Years,Business,r/oNo-1 Sree Bhagavathy, Panathur Road, yamatur, Bangalore Pin Code-560037 Pan no. ABLPR5588C			Drigh

### Endorsements

# Executant

1. Mr. Pankaj Dabrat, S/o Kripa Ram Dabrat, Married, Indian, age 42 Years, Business, r/oH.no. 161, Indra Nagar Colony Aanshik, basant Vihar, Dehradun, Uttarakhand-428001 Pan no. AEKPD2819J, Confirming 2

Photo	Thumb Impression	Signature
		Jan Sont

Book-1 Document
Registration Number BRZ-BK1-04232-2016
CD Number BRZD782 on
Date 07-10-2016

Sub-Registrar Bardez

".VII. FOODSTRAF

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Signature:-

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Designed and Developed by C-DAC, ACTS, Pune