

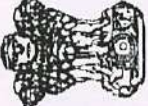
Cheques Two lakhs fifty six thousand only

CITIZEN CREDIT CO-OPERATIVE
BANK LTD

भारत 18330 NON JUDICIAL 3131

SANANA MEMBER CO-OP, HSG SOCIETY LTD

ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 602



119423 APR 15 2017

ZERO TWO FIVE SIX ZERO ZERO ZERO 16:11

D-5/STP(V)/C.A./35/3/2011-80

R.0256000/- PB7223

INDIA STAMP DUTY GOA

Name of Purchaser.....EDWIN ANTHONY GONSALVES

For CITIZEN CREDIT CO-OP. BANK LTD.



Signature

Authorized Signatory



EDWIN ANTHONY GONSALVES *Signature*

DEED OF SALE

THIS DEED OF SALE is made at Margao, Goa, on
this 18th day of April, 2017 - BETWEEN -

(1)(a) MR. JULIO ANTHONY VAZ, son of Mr. Manuel
Santana Vaz, aged 66 years, married, retired, PAN

Signature *Signature*



Card No.AISPV5655N, Aadhaar Card No.4052 1183 2295, Mobile No.9552216943 and his wife (b) MRS. SANTANA VAZ, daughter of Mr. Sebastian Paul Pereira, aged 62 years, retired, PAN Card No.ATJPV3467G, Aadhaar Card No.8095 2322 7831, both Indian Nationals and residents of H.No.206, Admorod, Dramapur, Salcete, Goa, hereinafter collectively referred to as the "VENDORS" of the ONE PART - AND -

(2) Mr.EDWIN ANTHONY GONSALVES, son of Mr. Eduardo Rosario Gonsalves, aged 44 years, married, businessman, PAN Card No.AZZPG4585G, Aadhaar Card No.2386 0407 0756, Mobile No.9822719468, sole proprietor of M/s. Wincon Builders, Indian National, resident of H.No.112/A, Mazilvaddo, Deusua, Chinchinim, Salcete, Goa, hereinafter referred to as the "PURCHASER" of the OTHER PART.

Each of the expressions "THE VENDORS" and "THE PURCHASER" herein used shall unless repugnant to the context or meaning thereof be deemed to include them, their respective executors, administrators, successors and assigns.



WHEREAS there exists a property, namely property known as OLLY MUDI or OLLY MODDY, situated at Dramapur, formerly in Navelim village, within the area of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.38693 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.1894, more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "said property";

AND WHEREAS the said property originally belonged to Mr. Conceicao Mariano Barreto and his wife Mrs. Esmeralda Perpetua Gonsalves from Navelim, Salcete, Goa, who sub divided the same into sub-plots after obtaining approval from Town Planning Committee of Panaji under No.877/71 dt. 06th July 1967 with consent from than Salcete Municipality;

AND WHEREAS by Deed of Sale dt.16th April 1970 registered in the office of the Sub-Registrar of

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Salcete, Margao under No.472 at pages 237 of Book No.1 Vol.60 dt. 18th April 1970 said Mr.Conceicao Mariano Barreto and his wife sold and conveyed a portion of the said property, namely Plot No.27 to Mrs. Elisa de Silva and her husband Herculano de Silva;

AND WHEREAS the said portion of land i.e. Plot No.27 of said property forms an independent and separate property,admeasuring 1275 sq.mts, surveyed under No.199/3 of Dramapur village, more particularly described in the SCHEDULE "B" hereunder and hereinafter referred to as the "said plot";

AND WHEREAS in meantime said Mr. Herculano D'Silva expired leaving behind two sons, Mr. Roque Marciano D'Silva and Mr. Joao Antonio D'Silva, both bachelors and one daughter Mrs. Bernadita D'Silva married to Mr. Agnelo Fernandes as only heirs and successors;

AND WHEREAS by Deed of Sale dt. 22nd August

1994 registered in the office of the Sub-Registrar of Salcete, Margao under No.2303 at pages 435 to 497 of Book No.1 Vol.409 dt. 23rd August 1994 said Mrs. Elisa de Silva and her children and son in law aforementioned sold and conveyed the said plot to the VENDORS herein;

AND WHEREAS the VENDORS thus became sole owners and possessors of the said plot;

AND WHEREAS the VENDORS have represented to the PURCHASER that -

- a) they are sole owners and possessors of the said plot and no other person/s have any right, title or interest therein of whatsoever nature;
- b) the VENDORS have clear and marketable title to the said plot;
- c) the said plot is not subject to any attachments from any court of law, department or authority whomsoever;





d) the said plot is free from all encumbrances, charges, liens, claims or defects in title whatsoever.



e) the said plot can be developed by constructing a building comprising residential flats;

AND WHEREAS believing the said representations as true, the PURCHASER approached the VENDORS for purchase of the said plot;

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the said plot for total consideration of Rs.73,00,000/- (Rupees seventy three lakhs only) which is its fair market value.

NOW THIS DEED WITNESSETH AS UNDER:

1. That pursuance of the said agreement and in consideration of the sum of Rs.73,00,000/- (Rupees seventy three lakhs only) out of which

Three handwritten signatures in black ink, arranged horizontally. The signatures are stylized and appear to be of different individuals.



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an amount of Rs.73,000/- (Rupees seventy three thousand only) has been remitted to Income Tax Department on account of the VENDORS as 1% TDS under Sec.194-IA of Income Tax Act, Rs.15,27,000/- paid to the VENDORS by the PURCHASER, namely Rs.5,00,000/- paid by Cheque No.587571 drawn on State Bank of India, Margao dt.11.04.2017 and Rs.10,27,000/- by Cheque No.587576 drawn on State Bank of India, Margao dt. 12.04.2017, the receipt of said payments, the VENDORS hereby admit and acknowledge and discharge the PURCHASER absolutely and forever and balance amount of Rs.57,00,000/- (Rupees fifty seven lakhs only) has been adjusted towards the construction costs of four flats, namely Flat No.F-4 on first floor with super built up area of 79.94 sq.mts, Flat No.F-5 on the first floor with super built up area of 46.54 sq, mts, Flat No.S/2 on second floor with super built up area of 79.20 sq. tms and Flat No.S-3 on the second floor with super built up area of 79.22 sq. mts retained and/or to be constructed for the VENDORS in proposed building in the said plot, they the VENDORS as owners and possessors hereby convey, sell, transfer, assign



and assure by way of sale UNTO the PURCHASER ALL THAT the said plot, namely Lote/Plot No.27 of the property known as OLLY MUDI or OLLY MODDY, situated at Dramapur, Salcete, Goa, more particularly described in the SCHEDULE "B" hereunder and shown in the plan annexed hereto, excluding the undivided share in land corresponding and proportionate to said four flats retained and/or to be constructed for the VENDORS, TOGETHER WITH all the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging to anywise appertaining thereto AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDORS to the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASER absolutely and forever.

2. The VENDORS hereby covenant with the PURCHASER that -

a) the VENDORS now have in themselves good right and full power to convey and transfer by way of sale the said plot hereby conveyed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid;

b) the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said plot hereby conveyed with their appurtenances and receive the profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the VENDORS or by any person/s claiming or to claim, from, under or in trust for them or any of them;

c) the VENDORS and all persons having or claiming any estate, right, title or interest in the said plot hereby conveyed or any part thereof by,



from, under or in trust for the VENDORS or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things whatsoever for better and more perfectly and absolutely granting the said plot and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid as by the PURCHASER, his executors or administrators and assigns shall be reasonably required.

d) the PURCHASER shall hold the said plot free and clear and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charges, encumbrances whatsoever made, occasioned or suffered by the VENDORS or by any person/s claiming or to claim by, from, under or in trust for them.



3. The VENDORS declare that the said plot hereby sold is not property of Schedule Caste or Schedule tribe community and there are no restrictions for the present sale.

4. It is further agreed between the parties as under:

a) that towards the part of the consideration amounting to Rs.57,00,000/- (Rupees fifty seven lakhs only) the PURCHASER shall construct and allot to the VENDORS four flats, namely Flat Nos.F-4, F-5, S-2 and S-3 with total super built up area of 284.90 sq. mts in proposed building in said plot, which shall be constructed and allotted to the VENDORS within a period of 36(thirty six) months from the date of obtaining the construction licence of proposed building in the said plot and said building and said flats shall be constructed as per SPECIFICATIONS annexed hereto;

b) the VENDORS shall pay all house tax, infrastructure tax, service tax, maintenance charges, stamp duty, registration charges and other



contributions pertaining to the said premises to be allotted to them and also for the flats to be allotted to aforesaid persons;

d) the VENDORS shall become members of Housing society or any other legal entity that may be formed and registered in said complex and shall pay all share amounts, membership fee, contributions etc pertaining to the said flats.

SCHEDULE "A"

(Description of the said property)

ALL THAT property known as OLLY MUDI or OLLY MODDY, situated at Dramapur, formerly in Navelim village, within the area of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.38693 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.1894 and bounded on the east by public road, on the west by property of Fenelon Rebello and Sebastiao Carneiro, on the north by property of Esperanca Costa and on the south by property of Sebastiao Carneiro.





SCHEDULE "B"

(Description of the said plot)

All that plot of land, namely Plot No.27 of the property known as OLLY MUDI or OLLY MODDY, described in the SCHEDULE "A" above, admeasuring 1275 sq. mts, surveyed under No.199/3 of Dramapur village and bounded on the east by road of 6 mts width and the remaining property of the same designation under Survey No.200/1, on the west by the property of Manuel Silva under Survey No.199/1, on the north by property of heirs of Conceicao Barreto and his wife and on the south by Plots Nos.33 and 34 of Aleixo Santano Rodrigues, Piedade Diniz and Jayem Borcar.

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

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED VENDORS:





- 14 -



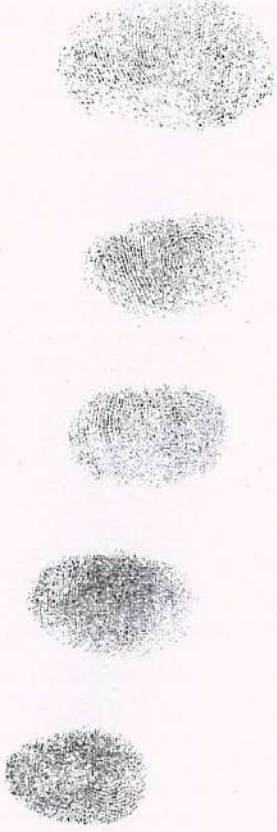
July

July

JULIO ANTHONY VAZ



right hand finger prints



left hand finger prints

July *July* *July*



- 15 -



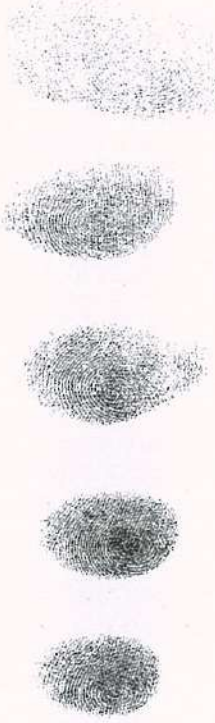
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MRS. SANTANA VAZ



right hand finger prints



left hand finger prints

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[Handwritten signature]

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WITNESSES:

1. *Manoj*
Name: FLORETA ASSUMPTION MOURA
Address: FLAT No. 1424/D,
NEAR SHYAM GARAGE,
DAMON, RAIA, SACCETE-GOA
2. *V. Shad*
Name: Umesh D. head
Address: H.No-416, Govaksh wadi,
Kawanpind, margao-Goa.

SPECIFICATIONS

STRUCTURE : RCC framed structure with ground and upper floors as per approved plans.

SUPER STRUCTURE: External walls 8" thick and internal 4-1/2" thick brick walls.

PLASTER: External plaster will be double coat sand faced cement plaster. Internal plaster will be of single coat plaster with neeru finish.

FLOORING: vitrified tiles for total flooring.

PAINTING: internal walls with tractor emulsion paint. External walls shall be painted with "Apex".

DOORS/WINDOWS: Main door shall be of teak wood, Internal doors shall be laminated flush doors. Balcony French window shall be powdered coated aluminium frames with glass fill in sliding type. All door frames shall be of matti/sal wood. Windows shall be powdered coated aluminium sliding type windows. Toilet doors and windows shall be of FRP make or equivalent.

KITCHEN: Black granite platform with stainless steel sink with 2 ft. height ceramic tiles above platform.

BATHROOMS/TOILETS: Bathroom walls shall be fitted with first quality ceramic tiles with dado upto the ceiling and flooring shall be of first quality anti-skid ceramic tiles. Chrome plated fittings with provision for Geyser. All sanitary wares shall be of white colour.

ELECTRICALS: All the wiring shall be concealed in PVC pipes and rooms shall have light points as follows: One bell point, one passage point, two light points each in living room, bed room and kitchen, one light point each in w.c., bath room, passage, balconies, two half power plug points each in bed room, one power plug in bath room, kitchen, one fan point each in living room, bed room, and kitchen. Separate electric meter will be provided with box.

PLUMBING AND DRAINAGE: All plumbing work will be concealed from inside and open pipes outside. White glazed Western w.c. unit will be provided with flushing system. Showers and wash basin will be provided.

WATER CONNECTION: Common overhead tank will be provided.



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

Inward No: 2592

Plan Showing plots situated at

Village : DRAMAPUR

Taluka : SALCETE

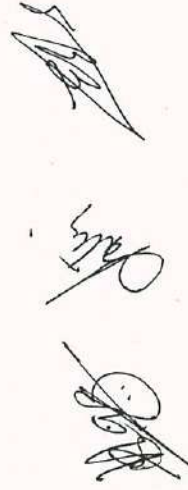
Survey No./Subdivision No.: 199/ 3

Scale : 1 : 1000




Savio C. Silva)
Inspector of Survey and Land
Records, Margao - Goa .





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On 17-04-2017


Compared By: R. B. Gaude

REG 1_48169_7

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 28-04-2017 11:13:47 AM

Document Serial Number : 1952

Presented at 10:49:00 AM on 28-04-2017 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows

Sr. No	Description	Rs. Ps
1	Registration Fee	182500.00
2	Processing Fees	300.00
	Total :	182800.00

Stamp Duty Required: 255500.00 Stamp Duty Paid: 256000.00

Edwin Anthony Gonsalves presenter

Name	Photo	Thumb Impression	Signature
Edwin Anthony Gonsalves, s/o. Eduardo Rosario Gonsalves , Married, Indian, age 44 Years, Business, r/oH. No. 112/A, Mazilvaddo Deussua Chinchinim Goa			

Endorsements

Executant

- 1 . Julio Anthony Vaz, s/o Manuel Santana Vaz, Married, Indian, age 66 Years, Service, r/oH. No. 206, Band, Admorod, Sirlim, Salcete-Goa.

Photo	Thumb Impression	Signature
		

- 2 . Santana Vaz, d/o Sebastian Paul Pereira, Married, Indian, age 62 Years, House-Wife, r/oH. No. 206, Band, Admorod, Sirlim, Salcete-Goa.

Photo	Thumb Impression	Signature
		

3. Edwin Anthony Gonsalves, s/o. Eduardo Rosario Gonsalves, Married, Indian, age 44 Years, Business, r/oH. No. 112/A, Mazilvaddo Deussua Chinchinim Goa

Photo	Thumb Impression	Signature
		

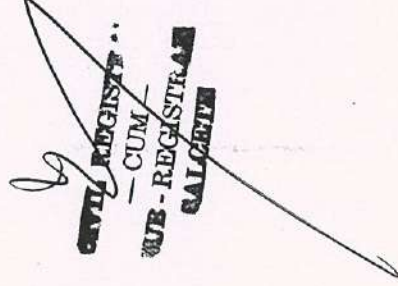
Identification

Sr No.	Witness Details	Signature
1	Richard D Silva, s/o. Joaquim D Silva, Married, Indian, age 33 Years, Service, r/o Fatorda Margao Goa	

certified that Mutation fees
of Rs. 2500/- has been paid
vide challan no. 201700312240
dated 28/04/2017.


Sub-Registrar

**CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
SALCET**


**CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
SALCET**

Book-1 Document
Registration Number MGO-BK1-01931-2017
CD Number MGOD111 on
Date 28-04-2017



Sub-Registrar (Salcete/Magao)

~~OFFICE - REGISTRAR~~

~~— CUM —~~

~~SUB-REGISTRAR~~

~~SALTETE~~

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune