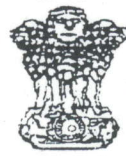


(Rupees Two Lakhs Forty Thousand Only)

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAPANA DEKKER CO-OP, HSG SOCIETY LTD
ST. JOQUIM ROAD, BORDA,
MARGAO - GOA 403 682

भारत 19683
112420

NON JUDICIAL गोंय
AUG 18 2017



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INDIA

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GOA

For CITIZEN CREDIT CO-OP. BANK LTD.



Dequeira

Authorised Signatory

Name of Purchaser..... *SAGUN VINAYAK PARKER*



Sagun Vinayak Parker

DEED OF SALE

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- 2 -

THIS DEED OF SALE is made at Margao, Goa, on this
21st day of August 2017 - BETWEEN -

(1) SMT. MARIA LOBO, daughter of Joao Menino Vaz, wife of late Andrew Lobo, aged 84 years, retired, PAN Card No [REDACTED], Aadhaar Card No [REDACTED], Indian National, resident of B-3, Hirabad Mansion, SDT Road, Mahim, Mumbai 400 016, hereinafter referred to as the "VENDOR" of the ONE PART - AND -

(2) MR. SAGUN VINAYAK PARKER, son of Mr. Vinayak S. Parker, aged 55 years, married, businessman, PAN Card No [REDACTED], Aadhaar Card No [REDACTED] Indian National, resident of H.No.129 A, Arossim, Cansaulim, Goa, hereinafter referred to as the "PURCHASER" of the OTHER PART.

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

Maria Lobo

[Signature]



WHEREAS -

a) there exists a property known as "CUMBORDA" with two additions attached to each other and constituting one single property. situated at Verna, within the area of Village Panchayat of Verna, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "said property";

b) the said property originally belonged to Mr. Miguel Jose Fernandes and as such said property stands inscribed in his name in the Land Registration Office of Salcete under Inscription No.16769 of Book G. No.21 at pages 78;

c) Upon the death of said Miguel Jose Fernandes and his wife Ritinha Rodrigues and that of their son, Mr. Piedade Xavier Fernandes an Inventory Proceedings among majors under No.19/1977 was initiated in the Court of the Civil Judge, Senior Division, Margao by Smt. Maria Avelina Caldeira e Fernandes, wife of said Mr. Piedade Xavier

Maria Gato



Fernandes, wherein the said property was listed under Item No. One and wherein usufructory rights in respect of said property was allotted to said Smt. Maria Avelina Caldeira e Fernandes and nude property was allotted in equal shares i.e. one third share each to their sons, (a) Mr. Victor Fernandes, (b) Mr. Franklin Fernandes and (c) Mr. Tony Fernandes;

d) On the death of said Mr. Franklin Fernandes an Inventory Proceedings under No. 106/92/B was initiated in the Court of the Addl. Civil Judge, Sr. Dvn. Margao, wherein the said one third share of said Mr. Franklin Fernandes was auctioned by his wife Mrs. Lina Fernandes;

e) Thus said (1) Smt. Avelina Caldeira e Fernandes, wife of said late Piedade Xavier Fernandes (2) Smt. Lina Fernandes wife of said late Franklin Fernandes, (3) Mr. Tony Fernandes and his wife Mrs. Lucy Fernandes and (4) Mr. Victor Fernandes and his wife Mrs. Maria Fernandes became sole owners and possessors of the said property

Maria. Lobo

[Signature]

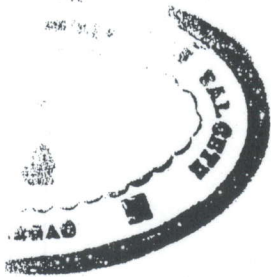
- 5 -

who by Deed of Sale dt. 21st September 1992 registered in the office of the Sub-Registrar of Salcete, Margao under No.1204 at pages 336 to 351 of Book No.I Vol.293 dt. 13.09.1993 sold and conveyed the said property to Mrs. Santana D'Cruz;

f) The said Mrs. Santana D'Cruz and her husband Mr. John D'Cruz have sub-divided the said property into various plots and by Deed of Sale dt.11th October 1993 registered in the office of the Sub-Registrar of Salcete, Margao under No.103 at pages 1 to 14 of Book No.I Vol. 339 dt. 7.1.1994 sold and conveyed the Plot No.11 admeasuring 915 sq.mts of the said property to the VENDOR herein;

g) at the time of said purchase, the VENDOR was a widow and continues so;

h) The VENDOR thus became sole owner and possessor of the Plot No.11 of the said property, having an area of 915 sq. mts, forming an independent and separate property, more particularly



Maria Lobo

[Signature]

described in the SCHEDULE "B" hereunder and hereinafter referred to as the "said Plot No.11";

i) The VENDOR divided the said Plot No.11 into two parts, Plots A and B, each plot forming an independent and separate property;

j) The Plot B of the said Plot No.11, having an area of 593 (five hundred ninety three) sq.mts, forms an independent and separate property, shown in the plan annexed hereto, more particularly described in the SCHEDULE "C" hereunder and hereinafter referred to as the "said plot";

AND WHEREAS the VENDOR has also represented to the PURCHASER that -

a) the said plot is free from all encumbrances, charges, easements, liens or defects in title, attachments etc of whatsoever nature;

b) that she is sole owner and possessor of the said plot and have absolute authority and power to



María Gobo

conduct this Deed of Sale;

c) the said plot is not subject to any mundkari-
al rights, agricultural tenancy rights or any
other rights from any other person or persons;

d) the VENDOR herein is the sole owner and
possessor of the said plot and no other person
have any right or interest in the said plot of
whatsoever nature;

e) the said plot is not subject to any land
acquisition proceedings or any other proceedings;

f) the said plot is not subject to any attach-
ments from any court of law nor any litigations or
proceedings pending in respect of the said plot in
any court of law;

g) the said plot is not subject to requisition
or attachment by Income Tax Department or any
other department or any other Government Authori-
ty;

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[Signature]

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h) there are no arrears of property taxes or any other taxes, dues, cesses or levies of whatsoever nature remaining unpaid in respect of the said plot;

i) the said plot covers the land as shown in the plan and available at loco/site.

AND WHEREAS the VENDOR has agreed to sell and the PURCHASER has agreed to purchase the said plot, more particularly described in the SCHEDULE "C" hereunder for total consideration of Rs.68,50,000/- (Rupees sixty eight lakhs fifty thousand only), calculated at the rate of around Rs.11,551/- per sq.metre, which is its fair market value.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the said agreement and in consideration of Rs.68,50,000/- (Rupees sixty eight lakhs fifty thousand only) out of which an amount of Rs.68,500/- has been deducted by the

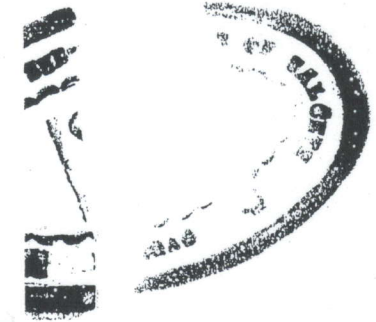
Maria Lobo

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PURCHASER as 1% TDS as per Sec.194-IA of Income Tax Act and paid to Income Tax Department on A/c of the VENDOR and balance amount of Rs.67,81,500/- paid by the PURCHASER to the VENDOR by RTGS Transfer through the S/B A/C No.398402010001441 of the VENDOR with Union Bank, Mahim (West), Mumbai 16, namely (a) Rs.5,00,000/- on 16.08.2017 through Punjab National Bank, Verna under UTR No.PNBR52017081617293574, (b) Rs.18,00,000/- on 18.08.2017 through Bank of Maharashtra, Margao under UTR No.MAHR52017081804052275, (c) Rs.35,00,000/- on 18.08.2017 through State Bank of India. Cansaulim under UTR No.SBINR52017081800026373 and (d) Rs.9,81,500/- on 18.08.2017 through Punjab National Bank, Verna under UTR No.PNBR52017081817331229 in full and final settlement, the VENDOR hereby accepts the said payment and acknowledge receipt thereof, and the VENDOR as owner and possessor do hereby convey, sell, assign and assure by way of sale UNTO the PURCHASER ALL THAT the said Plot B of Plot No.11, having an area of 593 (five hundred ninety three) sq.mts, shown in the plan annexed hereto,

Maria Sales

[Signature]



and forming part of the property known as CUMBORDA, situated at Verna, Salcete Goa, more particularly described in the SCHEDULE "C" hereunder, together with all the privileges, easements, profits, advantages, rights and appurtenances whatsoever AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDOR to the said plot 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 PURCHASER shall be free to hold and possess the said plot as absolute owner and possessor thereof, without any claim, right, interruption or demand from the VENDOR or any person/s claiming through or under her.

3. The VENDOR further agrees and undertakes to do, execute and/or perform at the costs of the PURCHASER all such further acts, deeds and things for the purpose of more perfectly conveying and

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assuring the said plot unto the PURCHASER and placing the PURCHASER in possession of the said plot according to the true intent and meaning of this Deed or shall or may be reasonably required and/or for the purpose of recording and registering the said plot in the name of the PURCHASER in all Government records including mutation of survey records etc.


4. However, in case due to any defects in the title of the VENDOR, the PURCHASER is deprived of the said plot or any part thereof, the VENDOR undertake to indemnify and keep indemnified at all times the PURCHASER from and/or against all or any losses, damages, costs and expenses which PURCHASER may incur and/or sustain by reason of any claim being made by anybody whomsoever to the said plot by reason of any defect in the title of the VENDORS to the said plot or by reason of any contravention or inaccuracy of any representation made herein.

Mania Sales

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SCHEDULE "A"

(Description of the said property)



ALL THAT property known as CUMBORDA, with two additions attached to each other and constituting one and single property, situated at Verna, within the area of Village Panchayat of Verna, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.9669 at page 60 overleaf of Book B 25 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.3 and surveyed under No.21 subdivision 2 of Verna village and bounded on the east by hill of Comunidade of Verna, on the west by the rivulet of Comunidade of Verna, on the north by the property Cumborada of the heirs of Joao Nicolau Pereira and on the south by property Cumborda of the heirs of Nicolau da Gama.

SCHEDULE "B"

(Description of the said Plot No.11)

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ALL THAT plot of land, namely Plot No.11 (eleven) of the property described in the SCHEDULE "A" above, forming part of the property surveyed under No.21/2 of Verna village, having an area of 915 (nine hundred fifteen) sq. mts, shown in the plan annexed hereto and forming an independent and separate property is bounded on the east by existing road of 15 metres wide, on the west by Plot No.12 of same sub division, on the north by 10 metres wide road and on the south by property "Cumborda" of the heirs of Nicolau da Gama.

SCHEDULE "C"

(Description of the said plot hereby sold)

All that plot of land, being Plot B of said Plot No.11 described in the SCHEDULE "B" above, having an area of 593 sq. mts, forming part of the property surveyed under No.21/2 of Verna village, shown in the plan annexed hereto and forming an independent and separate property is bounded on the east by existing road, on the west by Plot A of same Plot No.11, on the north by sub division road and on the south by property "Cumborda" of the heirs of Nicolau da Gama.

Maria Lobo

[Signature]

IN WITNESS WHEREOF the parties hereto have here-
unto set and subscribed their respective hands and
signatures on the day, month, year and place first
hereinabove mentioned.

SIGNED AND DELIVERED
BY THE WITHINNAMED
VENDOR:

Maria Lobo



Maria Lobo

MARIA LOBO



right hand finger prints



left hand finger prints

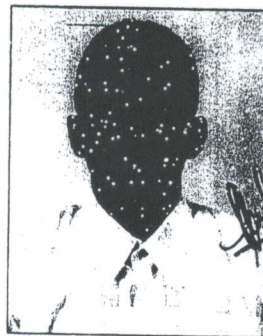
Maria Lobo

[Signature]

- 15 -

SIGNED AND DELIVERED
BY THE WITHINNAMED
PURCHASER:

Sagun



SAGUN VINAYAK PARKER



right hand finger prints



left hand finger prints

Mania. Salu

Sagun

WITNESSES:

1. 

Name: RAIMUNDO FERRAO

Address: 948/1 Bul'at Vaddo
CASA Tivim 90A.

2. 

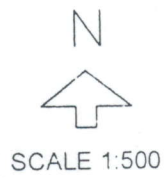
Name: Tome Romaldo Rego

Address: H.N 545/2 Mayorda

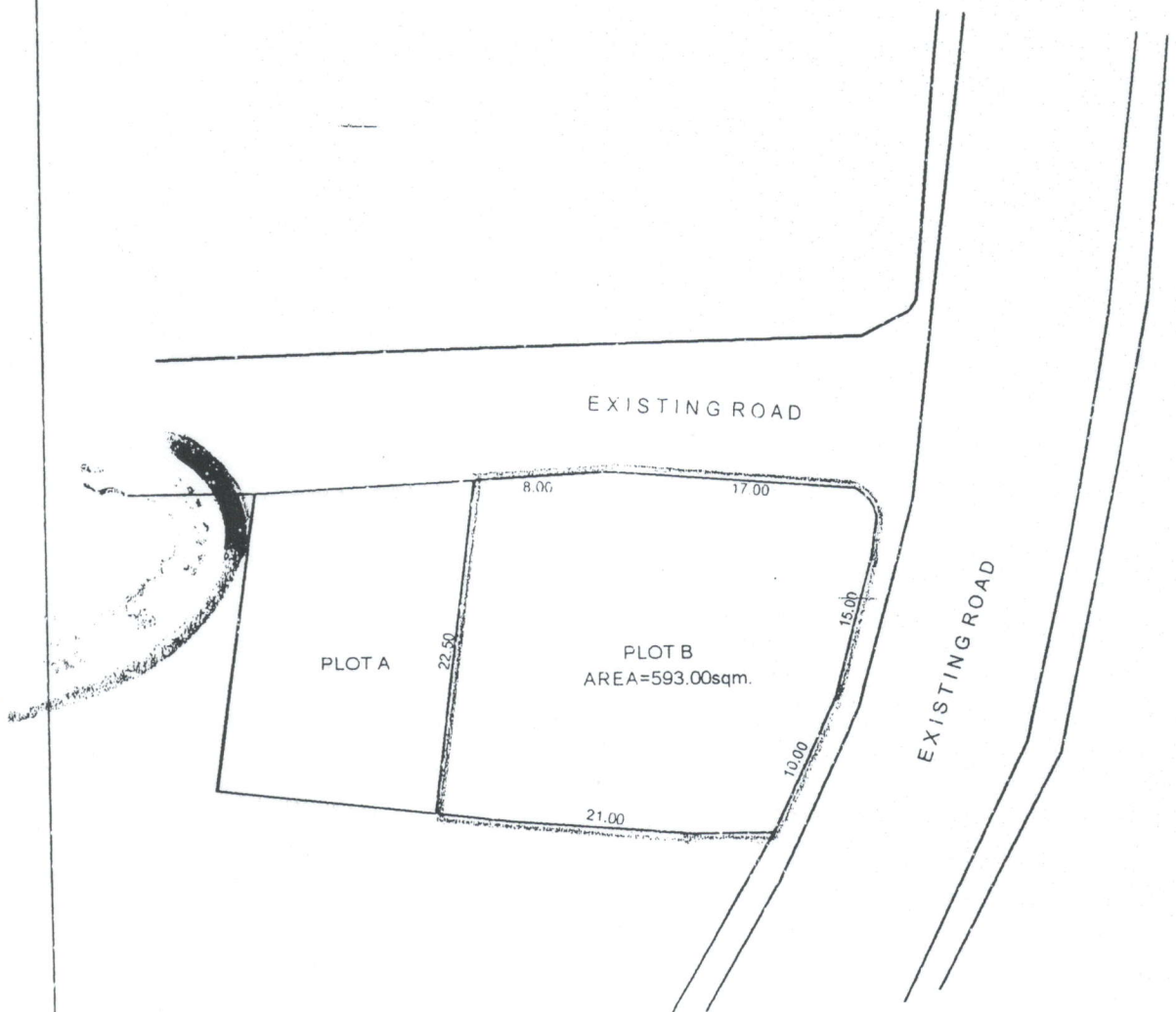
Clasia Solo



PLAN SHOWING PLOT NO. 11 (PLOT -B) IN SURVEY NO.21/ 2 PART SITUATED AT VERNA
VILLAGE OF SALCETE TALUKA



AREA
PLOT 'B' =593.00sqm.



Mania Lobo



REG_1_50206_7

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 23-08-2017 01:43:05 PM




Document Serial Number : 3989

Presented at 10:32:00 AM on 23-08-2017 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	171250.00
2	Processing Fees	300.00
	Total :	171550.00

Stamp Duty Required: 239750.00 Stamp Duty Paid: 240000.00



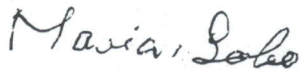
Sagun Vinayak Parker presenter

Name	Photo	Thumb Impression	Signature
Sagun Vinayak Parker ,s/o. Vinayak S. Parker , Married,Indian,age 55 Years,Business,r/oH. No.129, Arossim Cansaulim Goa			






Endorsements


1. Maria Lobo , w/o. late Andrew Lobo , Widow,Indian,age 84 Years,Retired ,r/oH-3, Hirabad Mansion SDT Road Mahim Mumbai 400016

Photo	Thumb Impression	Signature
		

2. Sagun Vinayak Parker , s/o. Vinayak S. Parker , Married,Indian,age 55 Years,Business,r/oH. No.129, Arossim Cansaulim Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Kamlakant Narcinv Pai , s/o. Narcinva Pai ,Married,Indian,age 57 Years,Adv,r/o Margao	

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub Registrar

SUB REGISTRAR
— CUM —
SUB REGISTRAR
MARGAO

Certified that Mutation Fees of

Rs. 1000/- has been paid

Vide Chalan No. 201700625388

Date 23 08 2017

SUB REGISTRAR
— CUM —
SUB REGISTRAR
MARGAO

Book-1 Document
Registration Number MGO-BK1-03967-2017
CD Number MGOD115 on
Date 24-08-2017

Sub-Registrar (Salcete/Margao)

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Signature:-

Designed and Developed by C-DAC, ACTS, Pune

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- CUM -
- REGISTRAR -
MARGAO

