

(Rupee thirteen lakhs Ninety Thousand Five Hundred Only)

Phone No: 9810072667

Sold To/Issued To:

Jyoti Rath

For Whom/ID Proof:

Aadhar card



JUL-16-2022 11:49:39

₹ 1390500/-

ONE THREE NINE ZERO FIVE ZERO ZERO

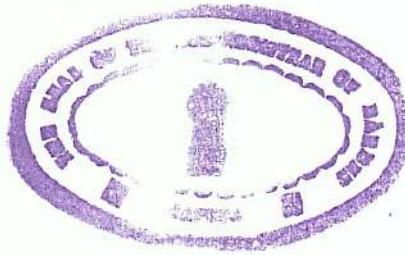
Other 38153451657972179647-00003455 3815345 35/02/05/2021-RD1

For CITIZEN CREDIT™
CO-OP BANK LTD

CD Senza

Authorised Signatory

Name of Purchaser JYOTI RATH



2022-BRX-3319

18/07/2022

DEED OF SALE

THIS **DEED OF SALE** is executed on this 18th day of July 2022 at Mapusa, Bardez, Goa, India.

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Anesh's Souza

CD Senza

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BETWEEN

1. MR. ANSELM ROSARIO DE SOUZA alias **ANTONIO JOSE FRANCISCO ANSELMO DO ROSARIO E SOUZA** alias **ANTONIO J. F DO R E SOUZA** alias **ANSELM D'SOUZA**, age 68 years, son of Camilo D'Souza, alias Camilo Manuel Antonio Henriques Rosario e Souza, married, service, Indian National, having PAN Card bearing no. _____, having Aadhaar Card bearing no. _____, mobile no. 9820082636, residing at Flat No. 102, Genesis Apartment, St. Francis Avenue Road, Near Khar Sub-way, Santacruz (West), Mumbai, Maharashtra-400054 and his wife;

2. MRS. CHERYL MARIE D'SOUZA alias **CHERYL D'SOUZA** alias **CHERYL SHANTI MARIE SOUZA**, age 66 years, daughter of Roque Isidore D'Souza, married, Indian National, housewife, having PAN Card bearing no. _____, having Aadhaar Card bearing no. _____, mobile no. 9819782636, residing at Flat No. 102, Genesis Apartment, St. Francis Avenue Road, Near Khar Sub-way, Santacruz (West), Mumbai, Maharashtra-400054

3. MR. SAVIO GERALDO DE SOUZA alias **SAVIO ANTONIO GERALDO DO ROSARIO E SOUZA** alias **SAVIO G DE SOUZA** age 61 years, son of Camilo De Souza alias Camilo Manuel Antonio Henriques Rosario e Souza, married, businessman, Indian National, having PAN Card bearing no. _____, having Aadhaar Card bearing no. _____, mobile no. 9850462842, residing at H.No. 281, Borvanwaddo, Nachinola, Bardez, Goa-403508 and his wife;




Handwritten signatures and names:
Anselm D'Souza
Cheryl Marie D'Souza
Savio G de Souza
EDSouza

4. **MRS. CHERYL DE SOUZA**, age 56 years, daughter of Viven Coutinho, married, housewife, Indian National, having PAN Card bearing no. _____, having Aadhaar Card bearing no. _____, mobile no. 9823362576, residing at H. No. 281, Borvanwaddo, Nachinola, Bardez, Goa-403508, hereinafter called as the **"VENDORS"** (which expression shall mean and include his heirs, executors, administrators and assigns) of the ONE PART.

AND

MR. JYOTI RATH, son of Mr. Prashant Kumar Rath age 61 years, Architect, married, Indian National, having PAN Card No. _____, having Aadhaar Card bearing no. _____, phone number:-9810072667, email:-jyoti@jra.co.in, resident of A 304 Park Place DLF 5, Gurgaon, Haryana-122009, hereinafter called as the **"PURCHASER"** (which expression shall mean and include his heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS there exists property known as **"MADVALBATA"** also known as **"MOLVOLBATA"** also known as **"MODVOLBATA"** bearing survey no. 66 sub-division no. 1 of Village Nachinola, situated in Village Nachinola, Bardez, Goa, within the limits of the Village Panchayat of Nachinola, Bardez Taluka, Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under no. 4933 at folio 21v of Book B- 34 (old) enrolled in the Taluka Revenue office of Bardez under no. 434 and said property


[Handwritten signatures]
CD Souza
A. Souza
A. Souza

admeasures 4100 square meters more specifically described in the schedule hereunder written hereinafter referred to as the **"SAID PROPERTY"**;

AND WHEREAS the said property described in the Land Registration Office of Bardez under no. 4933 at folio 21v of Book B- 34(old);

AND WHEREAS the said property earlier belonged to Luis Antonio Nolasco de Sousa and his wife Luisa Maria Generosa de Faria;

AND WHEREAS by Deed of Purchase and Sale dated 14th June 1913, recorded at folio 22 onwards of Book no. 140 by the then Notary Public of Notarial Office of Judicial Division of Bardez, Joao Copertino da Caridade Frias, the said Luis Antonio Nolasco de Sousa and his wife Luisa Maria Generosa de Faria sold the said property along with its adjoining plot to Jose Francisco Anselmo de Sousa;



AND WHEREAS the said property stands inscribed in favour of Jose Francisco Anselmo de Sousa in the Land Registration Office of Bardez, under no. 13389 at folio 131 of Book G-19;

AND WHEREAS on the demise of Jose Francisco Anselmo de Sousa, an Orphanological Inventory Proceedings no. 74.519/1928, were initiated in the Judicial Division of Bardez at Mapusa in its 3rd Office and the said property was listed under item No. 4 of the list of assets and the said property along with other properties were allotted to Camilo Manuel do Rosario Souza alias Camilo Manuel Antonio Henriques Rosario e Souza;

Hydun *Jose Francisco Anselmo de Sousa*
CSouza *Rosario*

AND WHEREAS Camilo Manuel do Rosario Souza alias Camilo Manuel Antonio Henriques Rosario e Souza was married to Ernestina D'Souza alias Ernestina Argemira de Souza alias Argemira Ernestina Rodrigues alias Ernestina Rodrigues;

AND WHEREAS on the demise of Camilo Manuel do Rosario Souza alias Camilo Manuel Antonio Henriques Rosario e Souza, an Inventory Proceedings no. 172/06/C, were initiated in the Court of Civil Judge Senior Division at Mapusa and the said property was listed under item No. 4 of the list of assets and the said property along with other properties were allotted and taken in auction by Ernestina D'Souza alias Ernestina Argemira de Souza alias Argemira Ernestina Rodrigues alias Ernestina Rodrigues;



AND WHEREAS the said Ernestina D'Souza alias Ernestina Argemira de Souza alias Argemira Ernestina Rodrigues alias Ernestina Rodrigues included her name in the Occupant's Column of the Form no. I and XIV of the Survey Record of Rights pertaining to the SAID PROPERTY bearing Survey no. 66 subdivision no. 1 of the Village survey of Nachinola - Bardez, Goa;


AND WHEREAS on the demise of Ernestina D'Souza alias Ernestina Argemira de Souza alias Argemira Ernestina Rodrigues alias Ernestina Rodrigues and Camilo Manuel do Rosario Souza alias Camilo Manuel Antonio Henriques Rosario e Souza, an Deed of Succession dated 6th July 2021, was recorded at pages 35 to 37 onwards of Book no. 874 executed before the Sub-Registrar and Notary Ex-officio at Bardez declaring VENDORS as their legal heirs and successor;

Camilo
Ernestina D'Souza
CDSouza
Souza

AND WHEREAS in this manner the said VENDORS having become absolutely and exclusively entitled to the SAID PROPERTY the said VENDORS have possessed and enjoyed the SAID PROPERTY, quietly and peacefully, without any opposition, objection, obstruction, interference, interruption, let or hindrance from anybody whomsoever, right from the time they acquired the SAID PROPERTY until this day;

AND WHEREAS the said VENDORS further represented to the said PURCHASER that the said VENDORS are in quiet, uninterrupted, peaceful possession of the SAID PROPERTY without any let or hindrance from anybody whomsoever, and as such that the said VENDORS are fully empowered and entitled to deal with the SAID PROPERTY in the manner they wish including the disposal or alienation of the SAID PROPERTY;

AND WHEREAS considering the said representations and assurances of the said VENDORS, the said PURCHASER having proposed to purchase the SAID PROPERTY from the said VENDORS and the said VENDORS having accepted the proposal and offer of the said PURCHASER, the said VENDORS have agreed to sell and the said PURCHASER has agreed to purchase the SAID PROPERTY, for the total consideration of **Rs. 3, 09, 00,000/- (Rupees Three Crore Nine Lakhs)** only, which is fair **market value**, free from all encumbrances, charges and demands whatsoever;


From Aswini S' Souza
ASouza Souza

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. That in pursuance of the said oral Agreement and in consideration of the said sum of **Rs. 3,09,00,000/- (Rupees Three Crore Nine Lakhs) only**, which has been paid by the said PURCHASER into the hands of the said VENDORS after deducting TDS, vide Demand Drafts, the receipt whereof, the said VENDORS does hereby admit, acknowledge and gives their full discharge to the said PURCHASER, the said VENDORS does hereby sell, convey, transfer and assign unto and to the use of the said PURCHASER, his heirs, executors, administrators, representatives, and assigns, the SAID PROPERTY which more specifically described in the Schedule hereunder written, AND ALL THE RIGHT, TITLE, INTEREST, PROPERTY CLAIM AND DEMAND whatsoever of the VENDORS unto or upon the SAID PROPERTY, hereby conveyed unto the said PURCHASER, his heirs, executors, successors, legal representatives, administrators and assigns, absolutely and forever, as ordinarily passed on such sale.

2. AND ALL the estate, right, title, interest, claim and demand whatsoever of the VENDORS into or upon the same and every part thereof in law and equity TO ENTER UPON AND TO HAVE, HOLD, OWN and possess the same unto and to the use of the PURCHASER, absolutely and forever together with title deeds, writings and other evidence of title.

3. AND THE VENDORS do hereby covenants with the PURCHASER that notwithstanding any acts, deed or things therefore done, executed or knowingly suffered to the contrary, the VENDORS are now lawfully seized and possessed the SAID



[Handwritten signatures]
Anand D'Souza
Chandra

PROPERTY free from encumbrances, attachments or defect in title whatsoever and that the VENDORS have full power and absolute authority to sell the SAID PROPERTY in the manner aforesaid.

4. AND THE PURCHASER shall hereafter peaceably and quietly hold, possess and enjoy the SAID PROPERTY without any claim or demand whatsoever from the VENDORS or any person or persons, claiming through or under them.

5. The VENDORS further covenant with the PURCHASER to save harmless, indemnify and keep indemnified the PURCHASER from or against all encumbrances, charges and equities whatsoever in respect to the SAID PROPERTY.

6. AND THE VENDORS do hereby covenant and declare that there are no attachment or notice/s from the Central or State Government or any other local body or authority under any Act, or Scheme or Legislative Enactment, Government Ordinance, Order or Notification including Notice/Proceedings for Acquisition / Requisition had/has been received by/or served upon the VENDORS and that the SAID PROPERTY or any part thereof is not subject to any attachment or recovery proceedings under the Income Tax Act, or any other act or statute, law or regulation;

7. AND THE VENDORS, also hereby agrees to save harmless, and keep indemnified the PURCHASER from and against all losses, damages, costs and expenses which he may sustain or incur by reason of any legal and liable claim being made by anybody whomsoever to the SAID PROPERTY and it



By *[Signature]* Anshu D. Sanyal
[Signature]
CD Sanyal

shall be the responsibility of VENDORS at their own costs and expenses, to handle any litigation or any other matter in relation to the SAID PROPERTY in respect of any claims made by persons claiming any title, right and interest through the VENDORS and to pay all costs and manse profits and other expenses, whatsoever, in relation to the SAID PROPERTY and the PURCHASER shall not be responsible or liable in any way in respect of the same.

8. In case, the PURCHASER is ever dispossessed of the SAID PROPERTY or any part thereof by reason of any defect in the title of the VENDORS to the SAID PROPERTY, the VENDORS do hereby agree and undertake to repay to the PURCHASER the entire consideration paid by the PURCHASER to the VENDORS for the conveyance of the SAID PROPERTY in favour of the PURCHASER or, as the case may be, or such portion thereof as shall bear proportion to the SAID PROPERTY or part thereof wherefrom the PURCHASER is dispossessed; and shall keep the PURCHASER fully saved and indemnified in this regard.

9. AND THE VENDORS do hereby undertake to pay off whatsoever taxes, liabilities, loans or dues that are liable to be paid towards the SAID PROPERTY, which are due as on the date of executing this Deed of Sale and if at all the same remains to be paid for whatsoever reason then the VENDORS do hereby indemnify the PURCHASER that the same shall be made good immediately.

10. AND THE VENDORS has not entered into any Agreement and/or Sale Agreement or Mortgage or Hypothecation, or any



Syan D' Souza
C. Souza

Anselm D' Souza
Souza

other form of transaction whereby the SAID PROPERTY has been offered as a security for the payment or performance of any money or thing, or Sale Deed with any other person/s, Builders, Developer, or other Purchasers and/or Banks and Financial Institution of any type, nor received from them any loan, advance, earnest money deposit, in respect of the SAID PROPERTY.

11. AND THE VENDORS have no objection to enter the name of the PURCHASER in form I&XIV of the survey records bearing survey no. 66 sub-division no. 1, of village Nachinola and give their consent for it to make requisite applications for the said purpose.

12. AND THE VENDORS shall sign on all necessary papers without additional consideration and shall if required attend the office of the Mamalatdar, Talathi or any other Department, Government Office to help PURCHASER to enter his name in their books/ records.

13. AND THE VENDORS and all persons claiming under them further covenant that the VENDORS shall and will, from time to time, upon the request and cost of the PURCHASER, do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and absolutely granting and assuring the SAID PROPERTY and every part thereof unto the PURCHASER in the manner aforesaid and as may be required for placing the PURCHASER in possession of the same according to the true intent and meaning of this Deed and thereby granting a clear and marketable title to the PURCHASER.

Hyder Ali *Shahid Ali* *Abdullah D. Saigal*

Chavara

Chavara



14. AND THAT the SAID PROPERTY is believed and shall be taken to have been correctly described in the schedule hereunder written and sold, and if any error, misstatement or omission be subsequently discovered the same shall not annul this sale but shall be suitably corrected by all parties hereto and/or by their respective heirs and successor.

15. AND THE VENDORS has simultaneously on the execution of the present Deed of Sale, delivered to the said PURCHASER, the quiet, exclusive and peaceful possession of the SAID PROPERTY.

16. The Market value of the SAID PROPERTY is **Rs. 3,09,00,000/- (Rupees Three Crore Nine Lakhs) Only** as such stamp duty of Rs. 13,90,500/-(Rupees Thirteen Lakhs Ninety Thousand Five Hundred only) is affixed on the market value by way of franking which is borne by the PURCHASER.

17. The VENDORS and the PURCHASER hereby declare that the property in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.



by
CDsava

Sampat Singh Darya
Darya

SCHEDULE

ALL THAT PROPERTY known as "**MADVALBATA**" also known as "**MOLVOLBATA**" also known as "**MODVOLBATA**" bearing survey no. 66 sub-division no. 1 of Village Nachinola, situated in Village Nachinola, Bardez, Goa, within the limits of the Village Panchayat of Nachinola, Bardez Taluka, Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under no. 4933 at folio 21v of Book B- 34 (old) enrolled in the Taluka Revenue office of Bardez under no. 434 and said property admeasures 4100 square meters and the same is bounded as under:

- On the East: by property bearing survey no. 66 sub-division no. 2;
- On the West: by Nalla beyond which lies properties bearing survey no. 81 sub-division nos. 12, 13, 4 and survey no. 1 sub-division no. 7;
- On the North: by Nalla beyond which lies property bearing survey no. 64 sub-division no. 1;
- On the South: by property bearing survey no. 80 sub-division nos. 6 and 7;

IN WITNESS WHEREOF, the said VENDORS and PURCHASER and upon having read over and understood all the contents as hereinabove, have hereto in token of their acceptance and acknowledgement thereof, set and subscribed their respective signature at Mapusa, Bardez, Goa, India, on the day, month and year first herein above written.


[Handwritten signatures]
CDena
Banga
Banga B'Souza

SIGNED AND DELIVERED BY THE WITHIN NAMED

VENDORS:

MR. ANSELM ROSARIO DE SOUZA alias ANTONIO JOSE FRANCISCO ANSELMO DO ROSARIO E SOUZA alias ANTONIO J. F DO R E SOUZA alias ANSELM D'SOUZA













Anselm D' Souza.

FINGERPRINTS:

Left Hand

Right Hand



- | | |
|--|---|
| 1.  | 1.  |
| 2.  | 2.  |
| 3.  | 3.  |
| 4.  | 4.  |
| 5.  | 5.  |

Spun
CD Souza
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Anselm D' Souza
Souza

SIGNED AND DELIVERED BY THE WITHIN NAMED

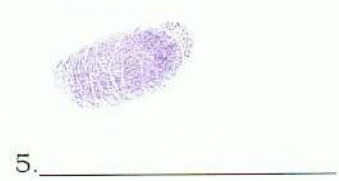
MRS. CHERYL MARIE D'SOUZA
alias **CHERYL D'SOUZA**
alias **CHERYL SHANTI MARIE SOUZA**



FINGERPRINTS:

Left Hand

Right Hand



lyn *Cheryl D'Souza* *Cheryl D'Souza*
CDsouza *Cheryl D'Souza*

SIGNED AND DELIVERED BY THE WITHIN NAMED

MR. SAVIO GERALDO DE SOUZA

alias **SAVIO ANTONIO GERALDO DO ROSARIO E SOUZA**

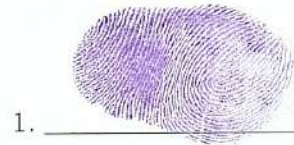
alias **SAVIO G DE SOUZA**

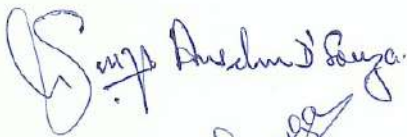



FINGERPRINTS:

Left Hand

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Savio 
CDserna 

SIGNED AND DELIVERED BY THE WITHIN NAMED
MRS. CHERYL DE SOUZA



CDSouza

FINGERPRINTS:

Left Hand

Right Hand



CDSouza
CDSouza
CDSouza

SIGNED AND DELIVERED BY THE WITHIN NAMED

PURCHASER:

MR. JYOTI RATH



Jyoti Rath

Jyoti Rath

FINGERPRINTS:

Left Hand

Right Hand



Witness:

1. Adv. Chandrakant Kundaliker
2. Anant Gopal

Jyoti Rath *Surya Anand S' Saigal*

CDS0224

Saigal



100015258202

FORM I & XIV

नमुना नं १ व १४

Date : 01/07/2022

Page 1 of 2

Taluka BARDEZ
तालुका
Village Nachinola
गांव
Name of the Field Madval Bhat
शेताचे नांव

Survey No. 66
सर्वे नंबर
Sub Div. No. 1
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

| Dry Crop जिरायत | Garden बागायत | Rice हरी | Khajan खाजन | Ker केर | Morad मोरड | Total Cultivable Area एकूण लागण क्षेत्र |
|--------------------|------------------|-------------|----------------|------------|---------------|--|
| 0000.41.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.41.00 |

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

| Class (a) वर्ग (अ) | Class (b) वर्ग (ब) | Total Un-Cultivable Area एकूण नापिक जमीन | Grand Total एकूण |
|-----------------------|-----------------------|---|---------------------|
| 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.41.00 |

Remarks शेरा

| | | | | | | | |
|-----------------------|----------|-------------|----------|----------------------|----------|--------------|----------|
| Assessment : आकवार | Rs. 0.00 | Foro फोर | Rs. 0.00 | Predial प्रेडियाल | Rs. 0.00 | Rent रेंट | Rs. 0.00 |
|-----------------------|----------|-------------|----------|----------------------|----------|--------------|----------|

| S.No. क्र.सं. | Name of the Occupant कब्जेदाराचे नांव | Khata No. खाते नंबर | Mutation No. फेरफार नं. | Remarks शेरा |
|------------------|--|------------------------|----------------------------|-----------------|
| 1 | Ernestina D' Souza alias Ernestina Argemira de Souza | | 23810 | |

| S.No. | Name of the Tenant कुळाचे नांव | Khata No. खाते नंबर | Mutation No. फेरफार नं. | Remarks शेरा |
|-------|-----------------------------------|------------------------|----------------------------|-----------------|
| 1 | -----Nil----- | | | |

| Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार | Mutation No. फेरफार नं. | Remarks शेरा |
|---|----------------------------|-----------------|
| -----Nil----- | | |

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

| Year वर्ष | Name of the Cultivator लागण करणा-याचे नांव | Mode रीत | Season मौसम | Name of Crop पिकाचे नांव | Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी. | Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी. | Land not Available for cultivation नापिक जमीन | | Source of irrigation सिंचनाचा प्रारि | Remarks शेरा |
|--------------|---|-------------|----------------|-----------------------------|---|---|--|--|---|-----------------|
| | | | | | | | Nature प्रकार | Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी. | | |
| | -----Nil----- | | | | | | | | | |

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

[Handwritten Signature]
CDsava

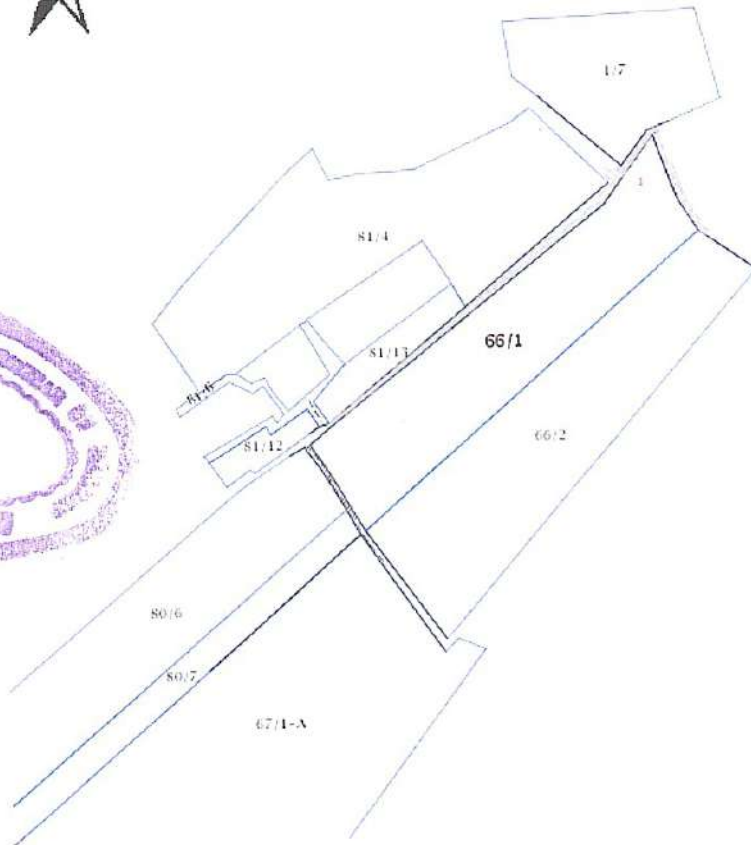


Government of Goa
Directorate of Settlement and Land Records

Survey Plan
Bardez Taluka, Nachinola Village
Survey No.: 66 , Subdivision No.: 1

Scale 1:2000

Reference No.: CBAR122-17354-930339



Syda *Guyto Anedun D'Souza* *CDR* *Dave*

This record is computer generated on 01-07-2022 04:04:21. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 18-Jul-2022 01:23:13 pm

Document Serial Number :- 2022-BRZ-3319

Presented at 01:16:22 pm on 18-Jul-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

| Sr.No | Description | Rs.Ps |
|--------------|------------------|----------------|
| 1 | Stamp Duty | 1390500 |
| 2 | Registration Fee | 927000 |
| 3 | Mutation Fees | 2500 |
| 4 | Processing Fee | 1100 |
| Total | | 2321100 |

Stamp Duty Required :1390500/-

Stamp Duty Paid : 1390500/-

Presenter

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | Jyoti Rath ,Father Name:Prashant Kumar Rath, Age: 61, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - A-304, Park Place, DLF-5, Gurgaon, Haryana- 122009, Address2 - , PAN No.: | | | |

Executer

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | Anselm Rosario De Souza Alias Antonio Jose Francisco Anselmo Do Rosario E Souza Alias Antonio J F Do R E Souza Alias Anselm D Souza , Father Name:Camilo D Souza Alias Camilo Manuel Antonio Henriques Rosario E Souza, Age: 68, Marital Status: Married ,Gender:Male,Occupation: Service, Flat No. 102, Genesis Apartment, St. Francis Avenue Road, Near Khar Sub-Way, Santacruz West, Mumbai, Maharashtra- 400054, PAN No.: | | | |