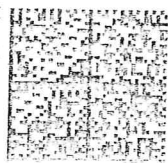
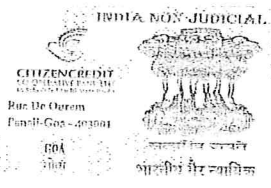


Phone No: 9822120209
Sold To/Issued To:
SKY DEVELOPERS
For Whom/ID Proof:
Pan-ACPF912650



AUG-25-2021 16:55:13
₹ 0486000/-
ZERO FOUR EIGHT SIX ZERO ZERO ZERO
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3815237 35/02/01/2024-RD1

For CITIZEN CREDIT™
CO-OP BANK LTD

Authorized Signatory

Pre Reg-10 - 25/199
doc No Grant - 3/21/PVT/192E

1850



DEED OF SALE

THIS DEED OF SALE is entered into at Panaji, Goa on this 26th day of August of the year Two Thousand and Twenty One by and,

BETWEEN

1) **MR. CAMILO BERNABE VAZ** also known as **CAMILLO BARNABAS VAZ**, son of late Anthony Estevam Vaz also known as Estevao Antonio Vaz, age 76 years, married, retired, holder of PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED] and his wife

2) **MRS. PHILOMENA ZENITH VAZ**, daughter of late Francis Charles Frantz, age 70 years, married, retired, holder of PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED], both Indian Nationals, both resident of 21, Sadruddin House, Nesbit Road, Mazgaon, Mumbai, Maharashtra-400010 shall be jointly referred to as the **"VENDORS"** (which expression shall unless repugnant to the context and meaning thereof be deemed to include theirs heirs, legal representatives, executors, administrators and/or assigns) of the **ONE PART;**

A N D

3) **M/S. SKY DEVELOPERS**, a partnership firm, registered under Indian Partnership Act, 1932 before the Registrar of Firm, Ilhas Panaji, Goa under no.119/2014, having its Office at Shop no.1, Orian Building, B Guedes Road, Market Area, Panaji – Goa 403001, bearing PAN card no. [REDACTED] represented herein by its partners namely: i) MR. RAMDAS AMONKAR, son of late Popat



Amonkar, age 77 years, married, business having PAN card bearing no. [REDACTED], Aadhar card no. [REDACTED] and ii) MR. ROHAN AMONKAR, son of Ramdas Amonkar, age 42 years, business, married, having PAN card bearing no. [REDACTED], Aadhar card no. [REDACTED], iii) MR. RAGHUNATH AMONKAR, son of Ramdas Amonkar, age 48 years, business, married, having PAN card bearing no. [REDACTED], Aadhar card no. [REDACTED], all residing at Building No. S-2, Anandi building, Nr. St-Inez Church, Panaji Goa, all Indian Nationals, shall be referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context and meaning thereof be deemed to include the respective heirs of the partners, nominees, legal representatives, executors, administrators and/or assigns) of the SECOND PART;



The VENDOR NO.1 namely **MR. CAMILO BERNABE VAZ** also known as **CAMILLO BARNABAS VAZ** herein is represented by his Power of Attorney holder, by his wife **MRS. PHILOMENA ZENITH VAZ**, daughter of late Francis Charles Frantz, age 70 years, married, retired, holder of PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], Indian Nationals, resident of 21, Sadruddin House, Nesbit Road, Mazgaon, Mumbai, Maharashtra-400010 by virtue of Power of Attorney dated 24/08/2021, registered before Notary Kunda R. Naik Ganthe, under registration no. 1170/2021 dated 24/08/2021.

A handwritten signature in black ink, appearing to read "Maz" followed by a flourish.

A handwritten signature in black ink, consisting of a stylized "C" followed by a flourish.

The partners of the PURCHASER namely **MR. RAMDAS AMONKAR** and **MR. ROHAN AMONKAR** herein are represented by their Power of Attorney holder, **MR. RAGHUNATH AMONKAR**, son of Ramdas Amonkar, age 48 years, business, married, residing at Building No.S-2, Anandi building, Nr. St-Inez Church, Panaji Goa, Indian National, having PAN card bearing no. [REDACTED] Aadhar card no. [REDACTED] by virtue of Power of Attorney dated 09/06/2021, registered before Notary Kunda R. Naik Ganthe, under registration no. 822/2021 dated 09/06/2021, who is also a partner of the above mentioned Partnership firm.

WHEREAS the VENDORS have represented to the PURCHASER as follows:

- A. That there exists a part and parcel of property known as MOLGA also known MOLOGA also known as MOLAR, admeasuring 700 sq.mtrs, bearing survey no.**20/6-A**, along with a residential house existing therein bearing House No. **277-A** of Village Panchayat of Corlim, situated at Corlim, Tiswadi Taluka Registration Sub-District of Ilhas, Panaji, Goa, within the limits of Village Panchayat of Corlim and is more particularly described in the **Schedule written below** hereinafter, shall be referred to as the "SAID PROPERTY" for brevity's sake and is delineated in red in the plan annexed hereto.
- B. The said Property is described in the Land Registration office of IIhas under no. 19780 folio 192 of Book B 52 new and inscribed in the name of Cecilia Matos, widow of Camilo Vaz under inscription no. 20298 at folio 182 of Book G-32.



- C. The said Cecilia Matos then gifted the SAID PROPERTY to her son Domingos Francisco Vaz vide Deed of Gift dated 25-01-1944, drawn in Book No 341 at folio 93 by the Assistant Notary Singbal of the said Comarca and the SAID PROPERTY came to be inscribed in favour of the said Domingos Francisco Vaz, bachelor, under Inscription No 20299 at folio 183 of Book G-32 on 10th March, 1949 in the Land Registration Office of Ilhas, at Panaji.
- D. The said Domingos Francisco Vaz expired on 28-03-1971 at Bombay as bachelor without any ascendants or descendants but leaving his collaterals as his heirs who executed a Deed of Partition dated 27th April, 1972, registered under No 302 at page 275 to 282 of Book I, Volume 63 on 12/05/1972, in the Office of the Sub-Registrar of Ilhas, at Panaji.
- E. In terms of the said Deed of Partition dated 27th April, 1972, the SAID PROPERTY came to be allotted to the brother of Domingos Francisco Vaz, one Estevam Antonio Vaz married to Rosa Maria alias Rosa Maria Varella, the parents/parents-in-law of the VENDORS herein and therefore the said Estevam Antonio Vaz came to be vested with right, title and interest in the SAID PROPERTY and in exclusive possession of the SAID PROPERTY.
- F. The said Estevam Antonio Vaz and his wife Rosa Maria alias Rosa Maria Varella then gifted the SAID PROPERTY to their children and legal heirs, the VENDOR No 1 herein and his siblings (i) Crispin Vaz, (ii) Robert Jaime Vaz, (iii) William Vaz and (iv) Faustina Milagrina Emilia Vaz, vide Deed of Gift dated



4th December, 1972, registered under No 38 of Book I, Volume 72 at pages 20 to 28 on 18-01-1973 in the Office of the Sub-Registrar of Ilhas, at Panaji.

- G. The said Deed of Gift dated 4th December 1972 was confirmed and ratified by Santana Rosalina Margarith Rozario, daughter of said Estevam Antonio Vaz and her husband Stanley P. Rozario vide Deed of Declaration, Ratification and Confirmation dated 11/04/1973, registered under No 280 at pages 286 to 292 of Book I, Volume 113 in the Office of the Sub-Registrar of Ilhas, at Panaji.
- H. As the VENDORS herein were not desirous of holding the SAID PROPERTY in common with the other co-owners and siblings; the VENDORS herein and the said: (i) Crispin Vaz, (ii) Robert Jaime Vaz, (iii) William Vaz and (iv) Faustina Milagrina Emilia Vaz executed a Deed of Partition dated 3rd May, 1980, registered under No 421 at pages 392 to 397 of Book I, Volume 149 on 25-10-1980 and the SAID PROPERTY described under the First Schedule therein came to be allotted to the VENDOR No. 1 herein.
- I. The VENDORS, therefore, are the owners vested with right, title and interest including exclusive possession of the SAID PROPERTY and being married under the Regime of Communion of Assets are holding moiety shares in the SAID PROPERTY.
- J. Consequent, to the aforesaid Deed of Partition, the VENDORS applied for partition of the SAID PROPERTY, as the SAID



PROPERTY together with the adjoining property belonging to the brother of the VENDOR No. 1 were jointly surveyed under Survey No 20/6 of Corlim Village.

- K. The said partition application bearing Case No LND/PART/228/2009 came be granted vide Order dated 20-12-2011 of the Deputy Collector & SDO, Panaji and the SAID PROPERTY came to be allotted survey No **20/6-A** of Village Corlim and the name of the VENDOR No.1 **MR. CAMILO BERNABE VAZ** is recorded in the Occupant's Column.
- L. The VENDORS further represent to the PURCHASER that the SAID PROPERTY is free from encumbrance and or defect in title and have furnished Certificate of Nil Encumbrance dated 18-02-2021, bearing No. 257/2021 issued by the Office of the Sub-Registrar of Tiswadi, at Panaji to corroborate the same.
- M. That except the VENDORS herein, there are no other person/s who can have right, title, claim and or interest in respect of the SAID PROPERTY better described in the **SCHEDULE** herein below.
- N. The VENDORS have furnished Zoning Certificate dated 22-03-2021 bearing No TIS/1/2/ZON/1842/COR/TCP-2021/563 issued by the Deputy Town Planner to certify that the SAID PROPERTY is zoned as "**Settlement**" in the Regional Plan 2021.
- O. That the SAID PROPERTY is not subject matter of any statutory notice under the provisions of Land Acquisition Act



or any Government and or autonomous bodies nor is not subject to any proceedings before the Income Tax Department.

- P. That there is no road or access through the SAID PROPERTY described in the SCHEDULE written below as an access to any other person, nor there is any easement right of way to any other person through the SAID PROPERTY.
- Q. That there are no tenants and or mundkars and/or any other person who can claim any right of whatsoever nature in respect of the SAID PROPERTY described in **SCHEDULE** hereto, the VENDORS being the sole and exclusive owners of the SAID PROPERTY.
- R. That there are no loans and/or advances obtained from any person or persons, banks, financial institutions or any other third party by mortgaging or creating a security interest in the SAID PROPERTY described in the **SCHEDULE** hereunder or as collateral security thereof.
- S. The VENDORS have not entered into any agreement, deed to transfer, Memorandum of Understanding to convey the SAID PROPERTY described in **SCHEDULE** to any other person/s or entity.
- T. Based on the aforesaid representations of the VENDORS herein that the VENDORS have a clear and marketable title to the SAID PROPERTY, the PURCHASER has agreed to purchase the SAID PROPERTY, admeasuring **700 sq. mts**, including



the residential house bearing House No.277-A of the Village Panchayat of Corlim, better described in the **SCHEDULE** hereinbelow mentioned for a total consideration of **Rs. 1,08,00,000/- (Rupees one crore and eight lakhs only)**, which is the market value of the SAID PROPERTY on terms and conditions stipulated herein below.

- U. The PURCHASER has issued public notice dated 02/07/2021 in the Navhind Times and O Heraldo and no objections were received in respect thereto.
- V. The parties hereto are executing these presents on the following terms and conditions.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. IN CONSIDERATION of the sum of **Rs. 1,08,00,000/- (Rupees One Crore and Eight Lakhs only)** paid on execution of these presents by the PURCHASER to the VENDORS as follows:
- a. Rs 53,46,000/- (Rupees Fifty-three lakhs and forty-six thousand only) vide pay order bearing No 532398 dated 24/08/2021 issued on The Bicholim Urban Co-op Bank Ltd., Panaji Branch in favour of CAMILLO BARNABAS VAZ;
- b. Rs 53,46,000/- (Rupees Fifty-three lakhs and forty-six thousand only) vide pay order bearing No 532397 dated 24/08/2021 issued on The Bicholim Urban Co-op Bank Ltd., Panaji Branch in favour of PHILOMENA ZENITH VAZ;



c. Rs 1,08,000/- (Rupees One lakh and eight thousand only) being TDS deducted @ 1% in terms of the mandatory provisions of the Income Tax Act, 1961 and paid vide (i) challan No 01092 dated 23/08/2021 for Rs. 54,000/- (ii) challan No 01117 dated 23/08/2021 for Rs. 54,000/-, both of Canara Bank, Net Banking Branch.

(the receipt whereof the VENDORS do hereby admit and acknowledge) the VENDORS as the absolute and exclusive owners of the SAID PROPERTY known as **"MOLAR"** alias **"MOLOGA"**, admeasuring **700 sq. mtrs**, bearing survey no.**20/6-A**, along with a dilapidated residential house existing therein bearing House No. **277-A** of Village Panchayat of Corlim, situated at Corlim, Tiswadi Taluka, Registration Sub-District of Ilhas, Panaji, Goa, within the limits of Village Panchayat of Corlim and more particularly described in the Schedule written below, do hereby grant, sell, assign, release, transfer, convey and assure unto the PURCHASER absolutely and forever the SAID PROPERTY, delineated in red in the plan annexed hereto TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the SAID PROPERTY or any part thereof belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings and other evidence of title relating to the SAID PROPERTY or any part thereof AND ALL the estate, right, title, interest, use, property, possession, benefit, claim and demand whatsoever at law and in equity of the VENDORS into, out of



or upon the SAID PROPERTY or any part thereon free from any and all encumbrances, charges and liens TO HAVE AND TO HOLD all that SAID PROPERTY and rights thereto in the SAID PROPERTY hereby granted, conveyed and assured or expressed so to be with all their rights and appurtenances UNTO and TO the use and benefit of the PURCHASER forever, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable. The PURCHASER upon the registration of this deed hereafter, becomes liable to pay to the Government, Village Panchayat Body or the Authorities or any other public body in respect thereof and subject to the terms and conditions hereinafter mentioned.

2. The VENDORS covenant with the PURCHASER that the VENDORS have in themselves absolute right, title and interest in the SAID PROPERTY and that there are no other person/s or entity that have any claim or interest in the SAID PROPERTY and the VENDORS have power to transfer and convey all their right, title and interest in the SAID PROPERTY hereby conveyed and undertake to indemnify the PURCHASER against any person/s who may prove a better title to the SAID PROPERTY. It is also undertaken by the VENDORS herein that in the event of a claim through a defect in title to the SAID PROPERTY, the VENDORS shall indemnify the PURCHASER against all such losses that it may suffer as a consequence of such claim.
3. The VENDORS do hereby covenant with the PURCHASER that the VENDORS have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying



the SAID PROPERTY and all rights in respect thereto in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, howsoever of the SAID PROPERTY.

4. The VENDORS have delivered unto the PURCHASER vacant and exclusive possession of the SAID PROPERTY and the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy and possess, enjoy and develop the SAID PROPERTY hereby conveyed with its appurtenances and every part thereof for its own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the VENDORS or their heirs, successors, nominees, administrators, assigns or any of them or by any person/s claiming to or from, under or in trust for them. The PURCHASER shall, if deemed necessary, be entitled to demolish the house standing on the SAID PROPERTY.

5. **The VENDORS do hereby covenant with the PURCHASER as under:**

- a. The VENDORS covenants that upon execution of this Deed of Sale, the VENDORS have handed over peaceful and vacant possession of the said property better described in **SCHEDULE** in favour of the PURCHASERS herein.
- b. The VENDORS covenants that upon execution of this Deed of Sale, the PURCHASERS shall be free to enter



into the said property as absolute owner thereof and occupy the same without any harm or hindrance or obstruction and or claim of whatsoever nature from the VENDORS and/or any other person or persons claiming through the VENDORS.

c. The VENDORS hereby declares that the VENDORS have a clear and marketable title to the said property better described in **SCHEDULE** herein and as such hereby sell, assign, convey and or transfer the rights, title and or interest in the said property better described in **SCHEDULE** herein unto the PURCHASERS, free from any encumbrances and/or defect in title.

d. The VENDORS covenant that except for the present Deed of Sale, the VENDORS have not entered into any transaction of sale with respect to the Said Property with any other person or persons.

e. That there is no access and/or path way passing through the said property better described in **SCHEDULE** hereto, as an access to any other person, nor there is any easementary right of way to any other person through the Said Property.

f. That the VENDORS shall at the cost and expenses of the PURCHASER do all that is required for better assuring and/or conveying the title of the said property described in **SCHEDULE** hereto in favour of the PURCHASER.

g. The VENDORS declare that the said property described in **SCHEDULE**, together with all its rights, interest, appurtenances and privileges is free from any



h. The VENDORS covenants with the PURCHASER that all their rights and interest in the said property hereby sold, transferred and conveyed is not subject to any mandatory acquisition and/or requisition by the Government, or to any litigation and/or attachment in/before/by a Court of Law, or any arbitration or other mode of dispute resolution, tenancy, lien, charge, interest, agreement, contract, deed and/or any other interest, whatsoever, of any third party in respect of the said property better described in **SCHEDULE** .

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k. The VENDORS covenant with the PURCHASER that there are no suits, proceedings or litigation pending in any Courts as on date concerning, touching, and



affecting the Said Property described in **SCHEDULE** hereto.

- l. The VENDORS covenant that no other person has any claim, share, right, title or interest of whatsoever nature including by way of sale, exchange, lease, mortgage, equitable or otherwise, gift, trust, inheritance, tenancy, licence, lien, or otherwise howsoever, in the Said Property better described in **SCHEDULE** and that the same is free from all encumbrance and the VENDORS are competent and entitled to sell and transfer the same in the manner provided in the present deed.
- m. That VENDORS covenant that there are no tenants and or mundkars and or any persons who may be protected or who may have a right in respect of the Said Property.
- n. The VENDORS covenant that no loans and/or advances obtained from any person or persons, banks, financial institutions or any other third party by mortgaging or creating a security interest in the Said Property described in **SCHEDULE** and/or against collateral security thereof.
- o. The VENDORS covenant with the PURCHASER that there is no attachment or prohibitory order issued by any Competent Authority or Court prohibiting the sale or transfer of the Said Property described in **SCHEDULE**.
- p. The VENDORS covenant that there is no restraint either under the Income Tax Act or Gift Tax Act or any other statute from selling or transferring the Said Property described in **SCHEDULE**.



q. The VENDORS agree to save harmless, indemnify and keep indemnified the PURCHASER, its representatives, administrators or assigns from or against all encumbrances, charges and equities whatsoever, and any loss or damages suffered by it on account of any third-party claim to the said property described in **SCHEDULE**.

r. The VENDORS covenant with the PURCHASERS that in the event, any other person and/or persons, claims any right, title and/or interest of whatsoever nature, due to which the PURCHASER'S ownership, possession, rights and interests over the said property described in **SCHEDULE** or any part thereof is disturbed, or the PURCHASER is dispossessed from the said property, the Vendors shall refund to the PURCHASER the entire consideration amount received by the VENDORS towards the present transfer and compensate the PURCHASER for the entire costs/expenditure incurred in executing the present instrument (including the stamp duty, registration fees and advocates fees), besides the expenses incurred by the PURCHASER in renovation/repairs of the structure situated in the said property described in the **SCHEDULE** . Upon the PURCHASER receiving the refund from the VENDORS, the Purchaser shall build a structure as existing one in the said Property for the VENDORS.

s. That the VENDORS hereby declare that there are no arrears of tax, due and payable to any statutory Authorities in respect of the said property described in **SCHEDULE** and if at all the same are remain unpaid



for whatsoever reason, the VENDORS, indemnify the PURCHASER and undertake that the same shall be made good forthwith and immediately.

- t. The VENDORS hereby accord No Objection to the PURCHASER to carry out mutation in respect of the Said Property better described in **SCHEDULE** hereto, by deleting the name of VENDORS appearing in the survey records and by including the name of the PURCHASER as occupants thereof in respect of the Said Property hereby purchased, and the VENDORS hereby covenant that they shall do all that is required to ensure that the name of the PURCHASER is entered into the Record of Rights as occupant of the Said Property better described in **SCHEDULE** by way of mutation at the costs of the PURCHASERS.

6. That the Vendors does not belong to Scheduled Caste or Scheduled Tribe Community and as such are entitled to dispose off the said property better described in **SCHEDULE** herein below.

7. The keys of the said dilapidated dwelling house bearing no.277-A has been handed over to the Purchaser by the Vendors.

8. For the purpose of Stamp Duty, the market value of the Said Property hereby transferred is **Rs. 1,08,00,000/- (Rupees One Corer Eight Lakhs Only)**, and accordingly stamp duty of **Rs. 4,86,000/- (Rupees Four Lakhs Eighty Six**



Thousand Only) is affixed to this Deed of Sale, which are borne by the Purchasers.

SCHEDULE

All that part and parcel of the property known as MOLGA also known MOLOGA also known as MOLAR admeasuring 700 sq.mtrs along with a dilapidated dwelling house bearing no.277-A registered in the Office of Village Panchayat of Corlim, bearing survey no. 20/6-A situated at Corlim of Tiswadi Taluka Registration Sub-District if IIhas Goa within the limits of Village Panchayat of Corlim of Tiswadi Taluka of Goa, described in the land registration Office of Ilhas under no. 19780 at page 192 overleaf of Book B-52 New and bounded as follows:

On the East : By property bearing survey no.20/7 of Village Corlim

On the West : By property bearing survey no.20/6 of Village Corlim

On the North : By property bearing survey no.20/4 of Village Corlim

On the South :By National Highway road Panaji to Banastari

IN WITNESS WHEREOF, the parties hereto have signed this Deed of Sale on the day, month and year first herein abovementioned in the presence of the witnesses signed herein under.



Maz



SIGNED, SEALED and DELIVERED
by the within named the **VENDORS**
MRS. PHILOMENA ZENITH VAZ for herself and as
power of attorney for Vendor no.1 **MR. CAMILO BERNABE**
VAZ also known as **CAMILLO BARNABAS VAZ**

(L.H.F.P)

(R.H.F.P)

1) _____

1) _____

2) _____

2) _____

3) _____

3) _____

4) _____

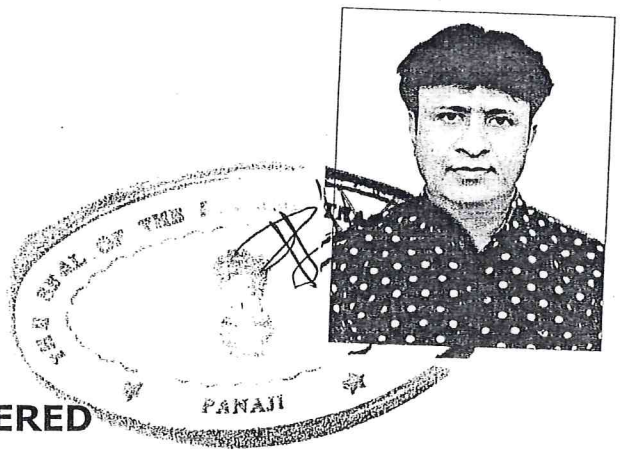
4) _____

5) _____

5) _____

Maz

[Signature]



SIGNED, SEALED and DELIVERED

by the within named the

PURCHASERS: M/S. SKY DEVELOPERS MR. RAMDAS

AMONKAR and MR. ROHAN AMONKAR herein are represented
by their Power of Attorney holder, **MR. RAGHUNATH AMONKAR**

(L.H.F.P)

(R.H.F.P)

1)  _____

1)  _____

2)  _____

2)  _____

3)  _____

3)  _____

4)  _____

4)  _____

5)  _____

5)  _____



IN THE PRESENCE OF WITNESSES:-

1. 
PRASHANT PANJAM

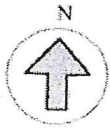
2. 
Anil M. Kankar





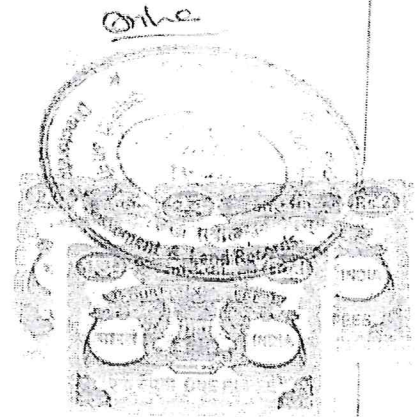
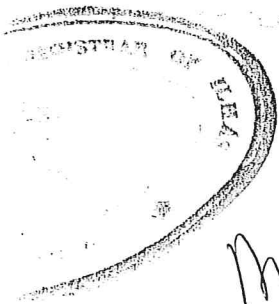
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA



Plan Showing plots situated at
Village : CORLIM
Taluka : TISWADI
Survey No./Subdivision No. : 20/ 6-A
Scale : 1:1000

Inward No. 27197

SURVEY No. 20



Waz

[Signature]

D. Bandekar
Generated By : Disha D Bandekar
On : 21-06-2012

I. M. Mankar
21/6/12
Compared By : *[Signature]*
GA-9



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 30-Aug-2021 11:45:07 am

Document Serial Number :- 2021-PNJ-1935

Presented at 11:20:49 am on 30-Aug-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	486000
2	Registration Fee	324000
3	Mutation Fees	1000
4	Processing Fee	1520
Total		812520

Stamp Duty Required :486000/-

Stamp Duty Paid : 486000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAGHUNATH AMONKAR ,Father Name:Ramdas Amonkar, Age: 48, Marital Status: ,Gender:Male,Occupation: Business, Address1 - S2 Anandi Building Near St Inez Church Panaji Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PHILOMENA ZENITH VAZ , Father Name:Francis Charles Frantz, Age: 70, Marital Status: Married ,Gender:Female,Occupation: Housewife, 21 Sadruddin House Nesbit Road Mazgaon Mumbai, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	RAGHUNATH AMONKAR Partner Of Sky Developers , Father Name:Ramdas Amonkar, Age: 48, Marital Status: ,Gender:Male,Occupation: Business, S-2 Anandi Building Near St Inez Church Panaji Goa, PAN No.: [REDACTED]			
3	RAGHUNATH AMONKAR , Father Name:Ramdas Amonkar, Age: 48, Marital Status: ,Gender:Male,Occupation: Business, S2 Anandi Building Near St Inez Church Panaji Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for RAMDAS AMONKAR Partner Of Sky Developers			
4	RAGHUNATH AMONKAR , Father Name:Ramdas Amonkar, Age: 48, Marital Status: ,Gender:Male,Occupation: Business, S2 Anandi Building Near St Inez Church Panaji Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for ROHAN AMONKAR Partner Of Sky Developers			
5	PHILOMENA ZENITH VAZ , Father Name:Francis Charles Frantz, Age: 70, Marital Status: ,Gender:Female,Occupation: Housewife, 21 Sadrudin House Nesbit Road Mazgaon Mumbai, PAN No.: [REDACTED] , as Power Of Attorney Holder for CAMILO BERNABE VAZ Alias CAMILLO BARNABAS VAZ			

Witness:

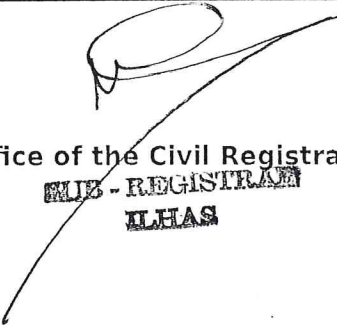
I/We individually/Collectively recognize the Vendor, Purchaser, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Prashant Premanand Pangam, Age: 37, DOB: , Mobile: [REDACTED], Email: , Occupation: Self Employed , Marital status : Married , Address: 403001, 107, 107, Behind All India Radio, Panaji, Tiswadi, NorthGoa, Goa			
2	Name: Anil Mohan Karekar, Age: 49, DOB: , Mobile: [REDACTED], Email: , Occupation: Self Employed , Marital status : Married , Address: 403002, 289, 289, Martins Moroad, Caranzalem, Panaji, Tiswadi, NorthGoa, Goa			

Sub/Registrar
SUB-REGISTRAR
ILHAS

Document Serial Number :- 2021-PNJ-1935

Book :- 1 Document Registration Number :- PNJ-1-1850-2021 Date : 31-Aug-2021

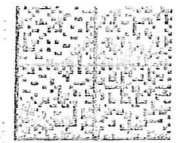


Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Tiswadi)

MUZ - REGISTRAR
ILHAS



Phone No-9822120209
Sold To/Issued To:
SKY DEVELOPERS
For Whom/ID Proof:
Pan#ACPFS1265C



₹ 0110000/-
ZERO ONE ONE ZERO ZERO ZERO ZERO

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For CITIZEN CREDIT
CO-OP BANK LTD

Authorized Signatory

Serial 2531/2021
R.N. 2395
dt 2/11/2021
P. R. N.



DEED OF SALE

Rosita Vaz

THIS DEED OF SALE is entered into at Panaji, Goa on this 30th day of October of the year Two Thousand and Twenty-One by and,

BETWEEN

1. **MRS. MARIA ROSITA FLORINDA SILVEIRA alias MARIA ROSITA FLORINDA VAZ**, widow of late Mr. Crispino Vaz, aged about 66 years, widow, housewife, Indian National, Pan Card bearing No. [REDACTED], Aadhar Card No. [REDACTED] and
2. **MR. CALVINO SAVIO VAZ**, son of late Mr. Crispino Vaz, aged about 37 years, unmarried, service, Indian National, Pan Card bearing No. [REDACTED], Aadhar Card No. [REDACTED]; both resident of H. No.580, Palmar, Jua, Sant Estevam, Tiswadi Goa, here in after jointly referred to as the "**VENDORS**" (which expression shall unless repugnant to the context and meaning thereof be deemed to include their respective heirs, legal representatives, executors, administrators and/or assigns) of the **ONE PART**;

AND

3. **M/S. SKY DEVELOPERS**, a partnership firm, registered under Indian Partnership Act, 1932 before the Registrar of Firm, Ilhas Panaji, Goa under no.119/2014, having its Office at shop no.1, Orian Building, B Guedes Road, Market Area, Panaji – Goa 403001, bearing PAN card no. [REDACTED], represented herein by its partners namely: i) **MR. RAMDAS AMONKAR**, son of late Popat Amonkar, age 77 years, married, business having PAN card bearing no. [REDACTED] Aadhar card no. [REDACTED] ii) **MR. ROHAN AMONKAR**, son of Ramdas Amonkar, age 42 years, business, married, having PAN card bearing no. [REDACTED], Aadhar card no. [REDACTED] and iii) **MR. RAGHUNATH AMONKAR**, son of Ramdas Amonkar, age 48 years, business, married, having PAN card bearing no. [REDACTED] Aadhar card no. [REDACTED] all residing at Building No. S-2, Anandi building, Nr. St-Inez Church, Panaji Goa, all Indian Nationals, shall herein after be

Maria Rosita Vaz

Calvin Vaz

[Signature]

referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context and meaning thereof be deemed to include the respective heirs of the partners, nominees, legal representatives, executors, administrators and/or assigns) of the **SECOND PART**;

The partners of the PURCHASER namely **MR. RAMDAS AMONKAR** and **MR. ROHAN AMONKAR** herein are represented by their Power of Attorney holder, **MR. RAGHUNATH AMONKAR**, son of Ramdas Amonkar, age 48 years, business, married, residing at Building No.S-2, Anandi building, Nr. St-Inez Church, Panaji Goa, Indian National, having PAN card bearing no. [REDACTED], Aadhar card no. [REDACTED] by virtue of Power of Attorney dated 09/06/2021, registered before Notary Kunda R. Naik Ganthe, under registration no. 822/2021 dated 09/06/2021, who is also a partner of the above mentioned Partnership firm.

WHEREAS the VENDORS have represented to the PURCHASER as follows:

- A. That there exists a part and parcel of property known as MOLGA also known as MOLOGA also known as MOLAR admeasuring 700 sq.mtrs, bearing survey no.20/6, along with a residential house existing therein bearing House No. 277 recorded in the records of Village Panchayat of Corlim, situated at Corlim, Tiswadi Taluka Registration Sub-District of Ilhas, Panaji, Goa, within the limits of Village Panchayat of Corlim and is more particularly described in the Schedule written below, shall herein after be referred to as the "SAID PROPERTY" for brevity's sake and is delineated in red in the plan annexed hereto.
- B. The SAID PROPERTY is described under no. 19781 folio 192v overleaf of the Book B 52 new in the Land Registration Office of Ilhas at Panaji and is inscribed in the name of Estevao Antonio Vaz under Inscription No 20300 at folio 183 of Book G-32 on 10th March, 1949.
- C. The said Estevam Antonio Vaz and his wife Rosa Maria alias Rosa Maria Varela, then gifted the SAID PROPERTY along with other properties to their children and legal heirs namely i) Carmilo Bernabe Vaz (ii) Crispin Vaz, (iii) Robert Jaime Vaz, (iv) William Vaz and (v) Faustina Milagrina Emilia Vaz, vide

Rosita Vaz.

Calvin



Deed of Gift dated 4th December, 1972, registered under No. 38 of Book I, Volume 72 at pages 20 to 28 on 18-01-1973 in the Office of the Sub-Registrar of Ilhas, at Panaji.

- D. The said Deed of Gift dated 4th December 1972 was confirmed and ratified by Santana Rosalina Margarith Rozario, daughter of said Estevam Antonio Vaz and her husband Stanley P. Rozario vide Deed of Declaration, Ratification and Confirmation dated 11/04/1973, registered under No. 280 at pages 286 to 292 of Book I, Volume 113 in the Office of the Sub-Registrar of Ilhas, at Panaji.
- E. As the heirs of Mr. Estevam Antonio Vaz and his wife Mrs. Rosa Maria alias Rosa Maria Varela, were not desirous of holding the SAID PROPERTY, in common with the other co-owners and siblings; therefore the said heirs namely i) Carmilo Bernabe Vaz (ii) Crispin Vaz, (iii) Robert Jaime Vaz, (iv) William Vaz and (v) Faustina Milagrina Emilia Vaz, executed a Deed of Partition dated 3rd May, 1980, registered under No. 421 at pages 392 to 397 of Book I, Volume 149 on 25-10-1980 and the SAID PROPERTY described under the Second Schedule therein came to be allotted to the Mr. Crispin Vaz.
- F. Consequent, to the aforesaid Deed of Partition dated 03/05/1980, Mr. Carmilo Bernabe Vaz, and Mr. Crispin Vaz were holding their respective properties which was jointly surveyed under survey no.20/6 totally admeasuring 1400 sq.mtrs of Village Corlim Tiswadi Goa.
- G. Thereafter the said Mr. Carmilo Bernabe Vaz, applied for partition of his share of Property admeasuring 700 sq.mtrs from the aforesaid Property bearing survey no.20/6 admeasuring 1400 sq.mtrs of Village Corlim, Tiswadi-Goa.
- H. The said partition application filed by Mr. Carmilo Bernabe Vaz was registered under Case bearing No. LND/PART/228/2009 and vide Order dated 20-12-2011 of the Deputy Collector & SDO, Panaji, a separate survey number i.e survey no. 20/6-A was allotted to his share of Property admeasuring 700 sq. mtrs of Village Corlim and the name of the said MR.

Rosita Vaz.

Crispin



CAMILO BERNABE VAZ was recorded in the Occupant's Column and thereafter Mr. Crispin Vaz was the absolute owner of balance portion/part of survey no. 20/6 admeasuring 700 sq.mtrs along with a residential house bearing no.277, which portion shall herein after referred to as the Said Property and more particularly described in Schedule given below, marked in colour Red.

- I. That the said Mr. Crispin Vaz , became the exclusive owner in possession of the said Property bearing survey no. 20/6 admeasuring 700 sq.mtrs along with a residential house bearing no.277 recorded in the records of Village Panchayat of Corlim, Tiswadi Goa.
- J. That Mr. CRISPIN VAZ got married to MRS. MARIA ROSITA FLORINDA SILVEIRA alias MARIA ROSITA FLORINDA VAZ under the regime of communion of assets and as such both of them are equally entitle to the share , right and interest in the said Property.
- K. The said Mr. Crispin Vaz expired on 16/02/2017 at Corlim , leaving behind his wife MRS. MARIA ROSITA FLORINDA SILVEIRA alias MARIA ROSITA FLORINDA VAZ as his half share and moiety holder and MR. CALVINO SAVIO VAZ as his sole and universal heir. This fact is confirmed by Deed of Succession dated 13/07/2017 duly registered in the Office of the Civil Registrar Cum Sub Registrar and Notary Ex Officio Panaji Ilhas Goa, in Book no.732 at page 8v onwards , dated 08/11/2017.
- L. In terms of the aforesaid Deed of Succession dated 13/07/2017, the said MRS. MARIA ROSITA FLORINDA SILVEIRA alias MARIA ROSITA FLORINDA VAZ and MR. CALVINO SAVIO VAZ the VENDORS herein are the sole and exclusive owners in possession of the said Property.
- M. The VENDORS, therefore, are the owners vested with right, title and interest including exclusive possession of the SAID PROPERTY.
- N. The VENDORS further represent to the PURCHASER that the SAID PROPERTY is free from encumbrance and or defect in title.

Rosita Vaz.

Calvin



- O. That except the VENDORS herein, there are no other person/s who can have right, title, claim and or interest in respect of the SAID PROPERTY better described in the **SCHEDULE** herein below.
- P. That the SAID PROPERTY is not subject matter of any statutory notice under the provisions of Land Acquisition Act or any Government and or autonomous bodies nor is not subject to any proceedings before the Income Tax Department.
- Q. That there is no road or access through the SAID PROPERTY described in the SCHEDULE written below as an access to any other person, nor there is any easement right of way to any other person through the SAID PROPERTY.
- R. That there are no tenants and or mundkars and/or any other person who can claim any right of whatsoever nature in respect of the SAID PROPERTY described in **SCHEDULE** hereto, the VENDORS being the sole and exclusive owners of the SAID PROPERTY.
- S. That save and except the Agreement for Sale dated 13-08-2021, registered under No. PNJ-1-1736-2021 on 16-08-2021 in the Office of the Sub-Registrar of Tiswadi, at Panaji executed with the VENDORS and PURCHASER herein, the VENDORS have not entered into any agreement, deed to transfer, Memorandum of Understanding to convey the SAID PROPERTY described in SCHEDULE.
- T. The VENDORS have furnished Zoning Certificate dated 17/08/2021 bearing No. TIS/1/2/ZON/1979/COR/TCP/2021/1446 issued by the Deputy Town Planner to certify that the SAID PROPERTY is zoned as "Settlement" in the Regional Plan 2021.
- U. That there are no loans and/or advances obtained from any person or persons, banks, financial institutions or any other third party by mortgaging or creating a security interest in the SAID PROPERTY described in the **SCHEDULE** hereunder or as collateral security thereof.

Rosita Vaz.



- V. Based on the aforesaid representations of the VENDORS herein that the VENDORS have a clear and marketable title to the SAID PROPERTY, the PURCHASER has agreed to purchase the SAID PROPERTY, admeasuring **700 sq. mts**, including the residential house bearing House No.277 of the Village Panchayat of Corlim, better described in the **SCHEDULE** hereinbelow mentioned for a total consideration of **Rs. 1,00,00,000/- (Rupees One Crore Only)**, which is the market value of the SAID PROPERTY on terms and conditions stipulated herein below.
- W. The PURCHASER had issued public notice dated 11/07/2021 in the Navhind Times and O Heraldo and no objections were received in respect thereto.
- X. The parties hereto are executing these presents on the following terms and conditions.

NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. IN CONSIDERATION of the sum of **Rs. 1,00,00,000/- (Rupees One Crore Only)** subject to deduction of TDS paid on execution of these presents by the PURCHASER to the VENDORS as follows:
- a) Rs. 2,72,250/- (Rupees Two Lakhs Seven Two Thousand Two Hundred and Fifty Only) vide pay order bearing no. 532384, dated 11.08.2021 issued by The Bicholim Urban Co-op. Bank Ltd., Panaji Branch in favour of the VENDOR No. 1;
 - b) Rs. 2,72,250/- (Rupees Two Lakhs Seven Two Thousand Two Hundred and Fifty Only) vide pay order bearing no. 532386 dated 11.08.2021 issued by The Bicholim Urban Co-op. Bank Ltd., Panaji Branch Branch in favour of the VENDOR No. 2;
 - c) Rs 46,77,750/- (Rupees Forty Six Lakhs Seventy Seven Thousand Seven Hundred Fifty only) vide pay order bearing No 532440 dated 28.10.2021 issued by The Bicholim Urban Co-op Bank Ltd., Panaji Branch in favour of VENDOR No. 1;
 - d) Rs 46,77,750/- (Rupees Forty Six Lakhs Seventy Seven Thousand Seven Hundred Fifty only) vide pay order bearing No 532441 dated 28.10.2021

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issued by The Bicholim Urban Co-op Bank Ltd., Panaji Branch in favour of VENDOR No. 2;

e) Rs 1,00,000/- (Rupees One lakh only) being TDS deducted @ 1% in terms of the mandatory provisions of the Income Tax Act, 1961 and paid vide:

i) Rs 5,500/ - (Rupees Five Thousand Five hundred only) deducted as TDS @1% under the mandatory provisions of the Income Tax Act, 1961 and deposited vide challan no. 11094 and challan no.10324 both of Canara Bank .

ii) Rs 94,500/ - (Rupees Ninety Four Thousand Five Hundred Only) deducted as TDS @1% under the mandatory provisions of the Income Tax Act, 1961 and deposited vide challan no. 00423 and challan no. 00367 both of Canara Bank .

(the receipt whereof the VENDORS do hereby admit and acknowledge) the VENDORS as the absolute and exclusive owners of the SAID PROPERTY known as MOLGA also known MOLOGA also known as MOLAR admeasuring 700 sq. mtrs, bearing survey no.20/6, along with a residential house existing therein bearing House No. 277 of Village Panchayat of Corlim, situated at Corlim, Tiswadi Taluka, Registration Sub-District of Ilhas, Panaji, Goa, within the limits of Village Panchayat of Corlim and more particularly described in the Schedule written below, do hereby grant, sell, assign, release, transfer, convey and assure unto the PURCHASER absolutely and forever the SAID PROPERTY, delineated in red in the plan annexed hereto TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the SAID PROPERTY or any part thereof belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings and other evidence of title relating to the SAID PROPERTY or any part thereof AND ALL the estate, right, title, interest, use, property, possession, benefit, claim and demand whatsoever at law and in equity of the VENDORS into, out of or upon the SAID PROPERTY or any part thereon free from any and all encumbrances, charges and liens TO HAVE AND TO HOLD all that SAID PROPERTY and rights thereto in the SAID PROPERTY hereby granted, conveyed and assured or expressed so to be with all their rights and appurtenances UNTO and TO the use and benefit of the PURCHASER forever,

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SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable.

2. The VENDORS covenant with the PURCHASER that the VENDORS have in themselves absolute right, title and interest in the SAID PROPERTY and that there are no other person/s or entity that have any claim or interest in the SAID PROPERTY and the VENDORS have power to transfer and convey all their right, title and interest in the SAID PROPERTY hereby conveyed and undertake to indemnify the PURCHASER against any person/s who may prove a better title to the SAID PROPERTY. It is also undertaken by the VENDORS herein that in the event of a claim through a defect in title to the SAID PROPERTY, the VENDORS shall indemnify the PURCHASER against all such losses that it may suffer as a consequence of such claim.
3. The VENDORS do hereby covenant with the PURCHASER that the VENDORS have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the SAID PROPERTY and all rights in respect thereto in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, howsoever of the SAID PROPERTY.
4. The VENDORS have delivered unto the PURCHASER vacant and exclusive possession of the SAID PROPERTY and the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy and possess, enjoy and develop the SAID PROPERTY hereby conveyed with its appurtenances and every part thereof for its own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the VENDORS or their heirs, successors, nominees, administrators, assigns or any of them or by any person/s claiming to or from, under or in trust for them. The PURCHASER shall, if deemed necessary, be entitled to demolish the house standing on the SAID PROPERTY.

Rosita Vaz.

Calvin



5. **The VENDORS do hereby covenant with the PURCHASER as under:**

- a. The VENDORS covenants that upon execution of this Deed of Sale, the VENDORS have handed over peaceful and vacant possession of the said property better described in SCHEDULE in favour of the PURCHASERS herein.
- b. The VENDORS covenants that upon execution of this Deed of Sale, the PURCHASERS shall be free to enter into the said property as absolute owner thereof and occupy the same without any harm or hindrance or obstruction and or claim of whatsoever nature from the VENDORS and/or any other person or persons claiming through the VENDORS.
- c. The VENDORS hereby declares that the VENDORS have a clear and marketable title to the said property better described in SCHEDULE herein and as such hereby sell, assign, convey and or transfer the rights, title and or interest in the said property better described in SCHEDULE herein unto the PURCHASERS, free from any encumbrances and/or defect in title.
- d. The VENDORS covenant that except for the present Deed of Sale, the VENDORS have not entered into any transaction of sale with respect to the Said Property with any other person or persons.
- e. That there is no access and/or path way passing through the said property better described in SCHEDULE hereto, as an access to any other person, nor there is any easementary right of way to any other person through the Said Property.
- f. That the VENDORS shall at the cost and expenses of the PURCHASER do all that is required for better assuring and/or conveying the title of the said property described in SCHEDULE hereto in favour of the PURCHASER.

Rosita Vaz.

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- g. The VENDORS declare that the said property described in SCHEDULE, together with all its rights, interest, appurtenances and privileges is free from any encumbrances, charges and or defect in title, whatsoever nature and the PURCHASER upon execution of this deed shall occupy the said property without any claim and or interruption from the VENDORS or any other persons claiming through them.
- h. The VENDORS covenants with the PURCHASER that all their rights and interest in the said property hereby sold, transferred and conveyed is not subject to any mandatory acquisition and/or requisition by the Government, or to any litigation and/or attachment in/before/by a Court of Law, or any arbitration or other mode of dispute resolution, tenancy, lien, charge, interest, agreement, contract, deed and/or any other interest, whatsoever, of any third party in respect of the said property better described in SCHEDULE.
- i. That should there be any defect in the title of the Said Property hereby conveyed, the VENDORS shall at all times, indemnify and keep the PURCHASER indemnified for loss suffered on account of such defect, if any, and shall at their own costs and expenses clear the defect in title of the Said Property, if any.
- j. That the VENDORS shall at all times hereafter execute all the necessary documents and papers required for full and effective transfer of all their rights and or interest in respect of the said property described in SCHEDULE herein, as required after execution of the Sale Deed in favour of the PURCHASER.
- k. The VENDORS covenant with the PURCHASER that there are no suits, proceedings or litigation pending in any Courts as on date concerning, touching, and affecting the Said Property described in SCHEDULE hereto.

Rosilva Vaz.




- l. The VENDORS covenant that no other person has any claim, share, right, title or interest of whatsoever nature including by way of sale, exchange, lease, mortgage, equitable or otherwise, gift, trust, inheritance, tenancy, licence, lien, or otherwise howsoever, in the Said Property better described in SCHEDULE and that the same is free from all encumbrance and the VENDORS are competent and entitled to sell and transfer the same in the manner provided in the present deed.
- m. That VENDORS covenant that there are no tenants and or mundkars and or any persons who may be protected or who may have a right in respect of the Said Property.
- n. The VENDORS covenant that no loans and/or advances obtained from any person or persons, banks, financial institutions or any other third party by mortgaging or creating a security interest in the Said Property described in SCHEDULE and/or against collateral security thereof.
- o. The VENDORS covenant with the PURCHASER that there is no attachment or prohibitory order issued by any Competent Authority or Court prohibiting the sale or transfer of the Said Property described in SCHEDULE.
- p. The VENDORS covenant that there is no restraint either under the Income Tax Act or Gift Tax Act or any other statute from selling or transferring the Said Property described in SCHEDULE.
- q. The VENDORS agree to save harmless, indemnify and keep indemnified the PURCHASER, its representatives, administrators or assigns from or against all encumbrances, charges and equities whatsoever, and any loss or damages suffered by it on account of any third-party claim to the said property described in SCHEDULE.
- r. The VENDORS covenant with the PURCHASERS that in the event, any other person and/or persons, claims any right, title and/or interest

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of whatsoever nature, due to which the PURCHASER'S ownership, possession, rights and interests over the said property described in SCHEDULE or any part thereof is disturbed, or the PURCHASER is dispossessed from the said property, the Vendors shall refund to the PURCHASER the entire consideration amount received by the VENDORS towards the present transfer and compensate the PURCHASER for the entire costs/expenditure incurred in executing the present instrument (including the stamp duty, registration fees and advocates fees), besides the expenses incurred by the PURCHASER in renovation/repairs of the structure situated in the said property described in the SCHEDULE.

- s. That the VENDORS hereby declare that there are no arrears of tax, due and payable to any statutory Authorities in respect of the Said Property described in SCHEDULE and if at all the same are remain unpaid for whatsoever reason, the VENDORS, indemnify the PURCHASER and undertake that the same shall be made good forthwith and immediately.

- t. The VENDORS hereby accord No Objection to the PURCHASER to carry out mutation in respect of the Said Property better described in SCHEDULE hereto by deleting the name of VENDORS appearing in the survey records and by including the name of the PURCHASER as occupants thereof in respect of the Said Property hereby purchased, and the VENDORS hereby covenant that they shall do all that is required to ensure that the name of the PURCHASER is entered into the Record of Rights as occupant of the Said Property better described in SCHEDULE by way of mutation at the costs of the PURCHASER.

6. That the Vendors does not belong to Scheduled Caste or Scheduled Tribe Community and as such are entitled to dispose off the said property better described in SCHEDULE herein below.
7. The keys of the said dwelling house bearing no.277 has been handed over to the Purchaser by the Vendors.

Rosita Vaz.




8. The present market value of the said Property is Rs. 1,00,00,000/- (Rupees One Crore Only) and a stamp duty of Rs.4,00,000/- is paid on this deed. The Vendor and the purchaser have executed Agreement for Sale dated 13/08/2021 and registered before Sub- Registrar, Ilhas- Tiswadi and registered in Book-1 Document, bearing Registration No. PNJ-1-1736-2021, registered on 16/08/2021 and the Purchaser has already paid a stamp duty of 2.9 % of Rs. 2,90,000/-(Rupees Two Lakhs Ninety Thousand Only) earlier, which is adjusted against stamp duty paid know at the time of the execution of the present Deed of Sale and the balance amount of Rs.1,10,000/-(Rupees One Lakhs Ten Thousand Only) is paid herewith.

SCHEDULE
[SAID PROPERTY]

ALL THAT PROPERTY known as MOLGA also known MOLOGA also known as MOLAR admeasuring 700 sq.mtrs, bearing survey no.20/6, along with a residential house existing therein bearing House No. 277 of Village Panchayat of Corlim, situated at Corlim, Tiswadi Taluka Registration Sub-District of Ilhas, Panaji, Goa, within the limits of Village Panchayat of Corlim, described in the Land Registration Office of Ilhas under Description No. 19781 at page 192 overleaf of Book B-52 New and is bounded as under:

On or towards the EAST: By property bearing survey no.20/6-A of Village Corlim

On or towards the WEST: By property bearing survey no.20/5 of Village Corlim

On or towards the NORTH: By property bearing survey no.20/4 of Village Corlim

On or towards the SOUTH: By National Highway from Panaji to Banastari.

The SAID PROPERTY is marked on Plan attached to this Deed in colour RED and forms part of this Deed of Sale.

IN WITNESS WHEREOF, the parties hereto have signed this Deed of Sale on the day, month and year first herein abovementioned in the presence of the witnesses signed herein under.

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Rosita Vaz.

SIGNED and DELIVERED

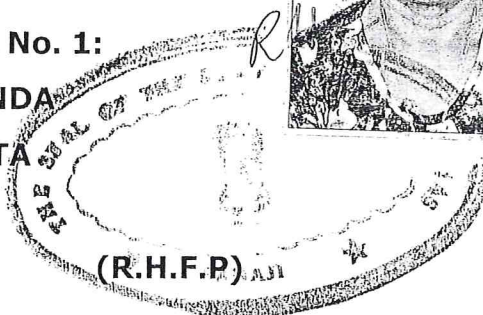
by the within named VENDOR No. 1:

MRS. MARIA ROSITA FLORINDA

SILVEIRA alias MARIA ROSITA

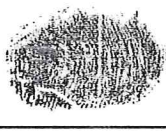
FLORINDA VAZ

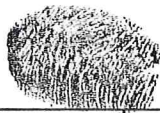
(L.H.F.P)



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1)  _____

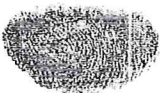
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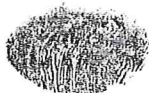
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Rosita Vaz.

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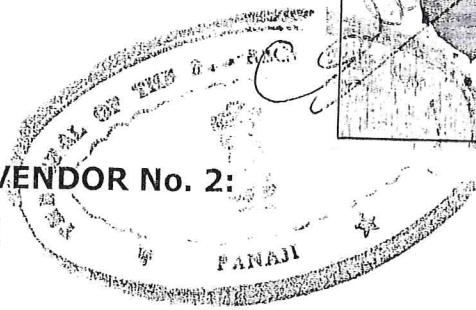
[Signature]

Calvis

SIGNED and DELIVERED

by the within named the VENDOR No. 2:

MR. CALVINO SAVIO VAZ



(L.H.F.P)

(R.H.F.P)

1)  _____

1)  _____

2)  _____

2)  _____

3)  _____

3)  _____

4)  _____

4)  _____

5)  _____

5)  _____

Rosita Vaz.

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SIGNED, SEALED and DELIVERED

by the within named PURCHASER:

3) MR. RAGHUNATH AMONKAR For self and as power of attorney holder
of: **MR. RAMDAS AMONKAR** and **MR. ROHAN AMONKAR**

PARTNERS of **M/S. SKY DEVELOPERS**

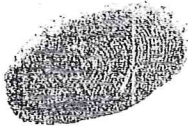
(L.H.F.P)

(R.H.F.P)

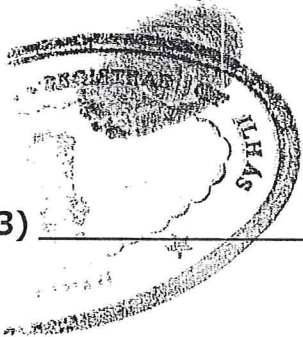



1) _____


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5) _____

Rosita Vaz

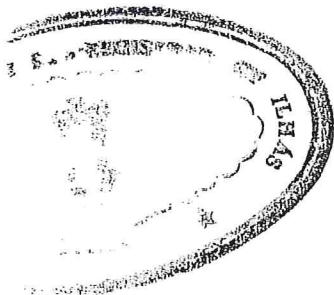
Calvin

IN THE PRESENCE OF WITNESSES: -

1. 

2. 

Anil Kaur



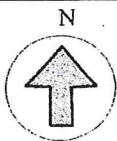
Rosita Vaz.

Calvin





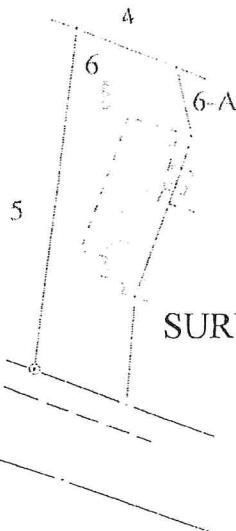
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA



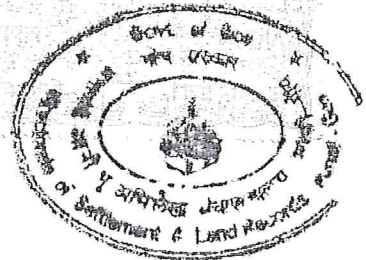
Plan Showing plots situated at
Village : CORLIM
Taluka : TISWADI
Survey No./Subdivision No. : 20/ 6
Scale : 1:1000

Inward No: 4439

Patrick H. Gonsalves
Asst. Survey & Settlement Officer
Panaji-Goa



SURVEY No. 20



Generated By: AJAY SAWANT (D'Man Gr.II)
On : 10-08-2021

D. Tamoskar
10/08/2021
Compared By: Dilip M. Tamoskar (D'Man Gr.I)

Rosite Vaz



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 02-Nov-2021 01:50:03 pm

Document Serial Number :- 2021-PNJ-2531

Presented at 01:43:40 pm on 02-Nov-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	110000
2	Registration Fee	500
3	Mutation Fees	1000
4	Processing Fee	1480
Total		112980

Stamp Duty Required :110000/-

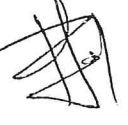
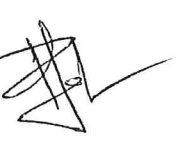
Stamp Duty Paid : 110000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Raghunath Amonkar As Partner Of Ms Sky Developers ,Father Name:Ramdas Amonkar, Age: 48, Marital Status: Married ,Gender:Male, Occupation: Business, Address1 - Bldg N. S2 Anandi Apts Nr St Inez Church Panaji Goa., Address2 - , PAN No.: [REDACTED]			

Executer

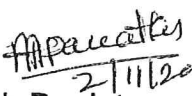
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARIA ROSITA FLORINDA SILVEIRA Alias MARIA ROSITA FLORINDA VAZ , Father Name:Crispino Vaz, Age: 66, Marital Status: Widow ,Gender:Female, Occupation: Housewife, 580 ,Palmar Jua Sant Estevam, Tiswadi Goa, PAN No.: [REDACTED]			
2	CALVINO SAVIO VAZ , Father Name:Crispino Vaz, Age: 36, Marital Status: Unmarried ,Gender:Male, Occupation:			

	PAN No.: BYJPV4417N			
3	Raghunath Amonkar As Partner Of Ms Sky Developers , Father Name:Ramdas Amonkar, Age: 48, Marital Status: Married ,Gender:Male,Occupation: Business, Bldg N. S2 Anandi Apts Nr St Inez Church Panaji Goa., PAN No.: XXXXXXXXXX			
4	RAGHUNATH AMONKAR , Father Name:Ramdas Amonkar, Age: 48, Marital Status: ,Gender:Male,Occupation: Business, S-2, Anandi Building, near St. Inez Church, Panaji Goa, PAN No.: XXXXXXXXXX , as Power Of Attorney Holder for ROHAN AMONKAR As Partner Of Ms Sky Developers			
5	RAGHUNATH AMONKAR , Father Name:Ramdas Amonkar, Age: 48, Marital Status: ,Gender:Male,Occupation: Business, S-2, Anandi Building, near St. Inez Church, Panaji Goa, PAN No.: XXXXXXXXXX , as Power Of Attorney Holder for RAMDAS AMONKAR As Partner Of Ms Sky Developers			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Anil Mohan Karekar, Age: 48, DOB: , Mobile: status: Married , Address: 403002, 289, 289, 289 Martins Moroad Caranzalem Tiswadi Panaji Goa, Panaji, Tiswadi, NorthGoa, Goa			
2	Name: Mahima Kurtorkar, Age: 40, DOB: , Mobile: status : Married , Address: 403521, S 3 Solsons Abode Porvorim Goa, S 3 Solsons Abode Porvorim Goa, Socorro, Bardez, NorthGoa, Goa			


 2/11/2021
 Sub Registrar
 SUB - REGISTRAR
 UHAS

Document Serial Number :- 2021-PNJ-2531

Book :- 1 Document
Registration Number :- PNJ-1-2395-2021
Date : 02-Nov-2021

Approved
2/11/2021
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Tiswadi)

SUB - REGISTRAR
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