

Chupess Ninety Six thousand only)

Phone No:
Sold To/Issued To:
ABHAI ASHOK POI ANGL
For Whom/ID Proof:
BKKPP1460L



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₹ 0096000/-
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Other
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3816248 35/02/04/2021-RD1

Name of Purchaser ²⁹¹ Abhai Ashok Poi Angle.

For CITIZEN CREDIT CO-OP. BANK LTD.

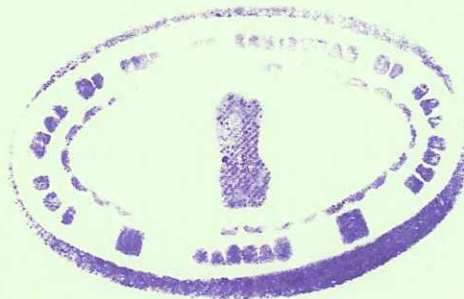


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Authorised Signatory

MR. ABHAI ASHOK POI ANGLE

Abhai

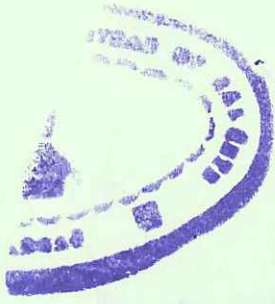


DEED OF SALE

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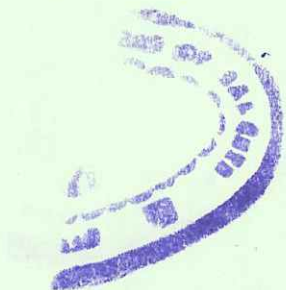
THIS DEED OF SALE is made and executed in this City of Margao, Taluka and Registration Sub – District of Salcete, District of South Goa, State of Goa, on this Twenty First day of the month of January in the Christian Year of Two Thousand Twenty Two [21 - 01 - 2022];

BY and BETWEEN

1. Mr. ANTONIO NEVILLE MARCELINO GOMES, son of late Mr. Pedro Nolasco Roquesinho Gomes, aged about 64 years, married, service, Indian National, having Income Tax Pan No. [REDACTED] Aadhaar Card No. [REDACTED], with Cell Phone No. +91 9923226851, and his wife;

2. Mrs. MACKLINA LACERTA GOMES, alias **MACKLINA NEVILL E GOMES**, alias **MACKLINA GOMES**, alias **MACKLINA LACERTA E GOMES**, daughter of Mr. Menino Antonio Roque Lacerda, aged about 53

Gomes Neville



years, married, service, Indian National, having Income Tax Pan No. [REDACTED], Aadhaar Card No. [REDACTED] with Cell Phone No. +91 88062 39189, both residents of H. No. 308, 2nd Palvem, Deussua, Chinchinim, Salcete, South Goa, Goa, 403715, and;

3. Mr. AGNELO LEWIS GOMES, alias LEWIS AGNELO GOMES, alias LEWIS GOMES, son of late Mr. Pedro Nolasco Roquesinho Gomes, aged about 67 years, married, retired, Canadian National, holder of OCI Card No. [REDACTED], not having Income Tax Pan No. with Cell Phone No. +91 9112827014, and his wife;

4. Mrs. NIVETTE FRANCISCA DE SOUZA E GOMES, alias NIVETTE FRANCISCA GOMES, daughter of Mr. Vincente Salvador Socrates De Souza, aged about 64 years, married, service, Canadian National, holder of OCI Card No. [REDACTED] not having Income Tax Pan No. and Cell Phone No. +91 9112827014, both residents of 397, Port Royal Trail, Scarborough, Ontario, M1V 4R4, Canada,

Gomes de Souza

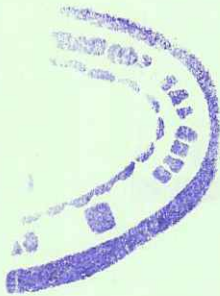


All hereinafter referred to as the
"OWNER(S)/VENDOR(S)" (which expression shall unless
repugnant to the context or meaning thereof, be deemed
to mean and include their respective heirs, executors, legal
representatives, administrators, successors and assigns) of
the **ONE PART.**

AND

5. Mr. ABHAI ASHOK POI ANGLE, sole proprietor of
M/s Build Angle, with its principal place of business at
Shop No. 314/3, Vista de Campo, 2nd Palvem, Chinchinim,
Salcete – Goa, 403715, son of Mr. Ashok Poi Angle, aged
about 43 years, married, business, Indian National, having
Aadhaar Card No. [REDACTED] and Income Tax Pan
No. [REDACTED], with Cell Phone No. +91 8888885323,
resident of H. No. 615, Dandevaddo, Chinchinim, Salcete –
Goa, 403715, hereinafter referred to as the
"PURCHASER" (which expression shall, unless repugnant

James Neville



to the context or meaning thereof, mean and include his heirs, executors, successors, administrators, legal representative and assigns, etc) of the **OTHER PART**.

IN THIS DEED, a reference to the masculine gender shall include a reference to the feminine gender and vice – versa, and further, a reference to the singular shall include a reference to the plural and vice – versa;

FURTHER, the 'OWNER(S)/VENDOR(S)' and the 'PURCHASER' shall hereinafter individually be referred to as the 'VENDOR(S)' and 'PURCHASER' respectively, and collectively as the 'Parties';

WHEREAS the VENDOR at Serial No. 2, Mrs. Macklina Lacerta Gomes, alias Macklina Nevill E Gomes, alias Macklina Gomes, alias Macklina Lacerta E Gomes is herein represented by her duly constituted attorney, the VENDOR

Gomes Nevill E



at Serial No. 1, Mr. Antonio Neville Marcelino Gomes, so constituted vide General Power of Attorney dated September 29, 2020, executed before Notary Public, Advocate Preeti P. P. Agrasani alias Preeti V. Bhat, under Reg. No. 1573/2020;

AND WHEREAS the VENDOR(S) at Serial Nos. 3 and 4, Mr. Agnelo Lewis Gomes, alias Lewis Agnelo Gomes, alias Lewis Gomes, and Mrs. Nivette Francisca De Souza E Gomes, alias Nivette Francisca Gomes, are represented herein by their duly constituted attorney, Mr. Muvell Lennoy Gomes, son of Mr. Antonio Neville Marcelino Gomes, aged about 30 years, unmarried, service, Indian National, holding Aadhaar Card No. [REDACTED], Income Tax Pan No. [REDACTED], with Cell Phone No. +91 9112827014, resident of H. No. 308, 2nd Palvem, Deussua, Chinchinim, Salcete, South Goa, Goa, 403715, so constituted vide Power of Attorney dated October 26,

Gomes Neville

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2020, executed before the Barrister and Solicitor, Anita Mary Samuel, Notary Public and Commissioner of Oaths in and for the Province of Ontario, Canada, vide Ref. No. 6923, duly adjudicated under Section 32 of the Indian Stamp Act, 1899 before the Additional Collector, South Goa, on December 2, 2020 vide Receipt No. 2464;

WHEREAS the VENDOR(S) have represented unto the PURCHASER as under:

A. There exists the portion of the larger immovable property known as '**BOGUEABANDO**' or '**CHAMAR CASANANTULO BUIM**', situated at Deussua, Chinchinim, within the limits of the Village Panchayat of Chinchinim - Deussua, Taluka and Registration Sub - District of Salcete, District of South Goa, State of Goa, which larger property is not found registered in the Land Registration Office, but is enrolled in the Taluka Revenue Office for Matriz under Nos. 110 and 131,

Gomes Almeida

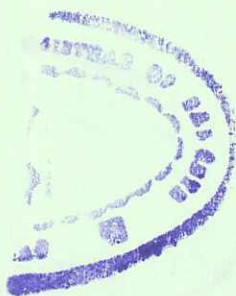


which portion was originally surveyed under Survey No. 10/3 of village Deussua, admeasured an area of about 2,975 sq mts, which property is more particularly described in the **Schedule I** appearing hereinafter, and which property shall hereinafter be referred to as the **"Said Entire Property"**;

B. The Said Entire Property originally belonged to Mr. Jose Maria Alberto Ludovico Epifanio de Jesus Cota, alias Alberto Cota, married to Mrs. Maria Antonia Alba Barros Dias, alias Alba Cota, and Mr. Jose Maria Tanmaturgo Armando Octaviano de Jesus Cota, alias Armando Cota, unmarried;

C. The said Mr. Alberto Cota and Mrs. Alba Cota and Mr. Armando Cota, by a Deed of Sale dated April 10, 1984, duly registered in the Office of the Sub Registrar of Salcete, under Reg. No. 1734 at pages 239 of Book No. I, Vol. No. 311 dated 13-08-1984, sold the Said Entire

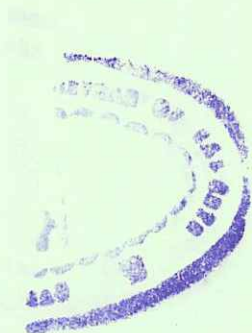
Gomes Neville



property to Mrs. Laura Gomes, purporting to admeasure an area of 2378.40 square meters.

D. Vide a Deed of Rectification dated May 30, 2003, duly registered in the Office of the Sub Registrar of Salcete at Margao, under Reg. No. 1941, at pages 533 to 542 of Book No. I, Vol. No. 1490 dated 23-06-2003, and vide a Deed of Rectification dated January 4, 2005, duly registered before the Office of the Sub Registrar of Salcete at Margao, under Reg. No. 111, at pages 543 to 556 of Book No. I, Volume No. 1738, dated 11-01-2005, both executed by and between Mr. Alberto Cota, Mrs. Alba Cota, Mr. Armando Cota and Mrs. Laura Gomes, the area of the Said Entire Property sold to Mrs. Laura Gomes vide the above referred to Deed of Sale dated April 10, 1984 was corrected and rectified to read as 2,975 sq. mts;

Gomes Almeida



E. The said Mrs. Laura Gomes expired on May 23, 2006, and her husband Mr. Pedro Nolasco Roquesinho Gomes, expired on November 25, 2005, without executing any will or gift or any other disposition of their last wish, leaving behind their two children, namely:

- i. Mr. Antonio Neville Marcelino Gomes, married to Mrs. Macklina Lacerta Gomes, alias Macklina Neville Gomes, alias Macklina Gomes, alias Macklina Lacerta E Gomes, the VENDOR(S) at Serial Nos. 1 and 2, and;
- ii. Mr. Agnelo Lewis Gomes, alias Lewis Agnelo Gomes, alias Lewis Gomes, married to Mrs. Nivette Francisca De Souza E Gomes, alias Nivette Francisca Gomes, the VENDOR(S) at Serial Nos. 3 and 4;

As evidenced vide the Deed of Succession dated July 4, 2013, recorded at folio 24v onwards of Deed Book No. 1590, before the Office of the Notary Public Ex-Officio of the Judicial Division of Salcete at Margao;

Gom Neville



F. The VENDOR(S) herein are thus the sole and absolute owners in exclusive possession and title to the Said Entire Property;

G. The Said Entire Property, actually admeasured 2,975 square meters on site, out of which, an area of 300 square meters was left for a road/road widening;

H. The VENDOR(S) herein vide Partition Order passed by the Dy. Collector and S.D.O-II, Salcete, Margao in Partition Case No. LRC/PART/Deussua/91/2013/1/8491 dated August 31, 2015 got the balance area of 2,675 of the Said Entire Property partitioned and separated from the same, as a separate holding;

I. The said portion of the Said Entire Property admeasuring **2,675 sq mts**, separated from the larger property, and as a separate, distinct and independent property is presently surveyed under **S. No. 10/3-A** of

Gons Neshu



village Deussua, and is more particularly described in the **Schedule II** appearing hereinafter and shall hereinafter be referred to as the "**Said Property**". The Said Property is more particularly demarcated and depicted in red ink in the plan annexed herewith at **Annexure A**, which plan shall form an integral part of these presents;

J. The Said Property is also found recorded in the names of the VENDOR(S) in the Form I & XIV Record of Rights in respect of the Said Property;

AND WHEREAS the VENDOR(S) herein had further represented unto the PURCHASER as follows:

A. That the VENDOR(S) herein, are the sole and absolute owners in the open, exclusive, continuous, lawful and

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peaceful possession and title of the Said Property and every part thereof;

B. That neither the Said Property nor any part thereof is subject to any tenancy rights, leasehold rights, or any other rights whatsoever, from any other person whomsoever, and that neither the Said Property nor any part thereof is subject to any pending litigation and/or attachments from any Court of Law or department or authority whomsoever;

C. That no other person other than the VENDOR(S) is the owner or possessor of the Said Property, or has any right, claim or interest over the same, or any part thereof, and that the VENDOR(S) have absolute right to dispose, transfer, convey and/or sell the Said Property and/or deal with it in any manner whatsoever;

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- D. That there is no legal bar or impediment for this transaction, and that the Said Property and every part thereof, is free from encumbrances, liens and/or charges of any nature;
- E. That no notice from the Central or State Government or any other local body or authority, under any Panchayat Law or Municipal Law, or under any Acts, Schemes, Ordinance, Order or Notification, including notices and/or proceedings for acquisition and/or requisition, has been received by and/or served upon the VENDOR(S), regarding the Said Property or any part thereof;
- F. That neither the Said Property nor any part thereof, is the subject matter of any attachment, or of any certificate or other recovery proceedings, under the Income Tax Act, or under any other Act, statute, law

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and/or regulation, and/or under any subsisting Order,
Judgment and/or Decree of any Court of Law;

G. That neither the Said Property nor any part thereof, is
the subject matter of any civil suit, criminal
complaint/case, or any other action or proceeding in
any court or forum;

H. That there are no dues or any other liabilities
outstanding in respect of the Said Property or any part
thereof;

I. That in case at any time in future, any objection is
raised to the present transaction, or the present
transaction is challenged in any court of law, by any
party claiming any share, right, title, interest, claim of
whatsoever nature, by virtue of inheritance, operation
of law, agreement, understanding or any other mode, in
the Said Property, or any part thereof, the VENDOR(S)

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shall be fully liable and responsible to settle such claim of the third party/objectionist, and, the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party, nor shall he be responsible to indemnify the VENDOR(S) for any such settlement made by them with the third party;

J. That the tenure of the Said Property is freehold;

K. That neither the VENDOR(S), nor the predecessors in title of the VENDOR(S) have otherwise entered into any agreement for sale, or development, or permitted any person to consume any development rights on, or otherwise transferred the Said Property or any part thereof, nor have the VENDOR(S) or the predecessors in title of the VENDOR(S) created any encumbrances over the Said Property, in respect of any person, which continues to subsist as on the date of these presents, and that no part of the Said Property is the subject

Gourdeep



matter of any previous agreement, understanding or MOU, whether in oral or in writing, of whatsoever nature, by the VENDOR(S), their predecessors-in-title, or the lawful representatives of the VENDORS, or any other persons, by which the right, title or interest of the VENDOR(S) in the Said Property, or the right of the VENDOR(S) to execute this Deed, or to sell, transfer and convey the Said Property or any part thereof to the PURCHASER is affected in any manner whatsoever;

L. That the devolution of the title set out in the recitals hereinabove is true and correct, and the title of the VENDOR(S) to the Said Property is clear, marketable and free from all doubts, encumbrances, claims, demands, liens or charges whatsoever;

M. That neither the VENDOR(S), nor anyone on behalf of the VENDOR(S) has otherwise created any adverse

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rights in respect of the Said Property or any part thereof;

N. That upon the conveyance of the Said Property unto the PURCHASER, the PURCHASER may from time to time and at all times thereafter, peaceably and quietly enter upon, occupy and possess and enjoy the Said Property and all that is existing thereon, hereby conveyed, without any interruption or disturbance, either by the VENDOR(S), or any other person or persons claiming through or under them, and without any unlawful disturbance or interruption from any person whatsoever;

O. That the Said Property is not under any reservation or set back under the development plan and not reserved for any public purpose;

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P. That the Said Property is not identified or earmarked as
Private Forest or Potential Private Forest;


Q. That in order to develop the Said Property, the
VENDOR(S) had obtained in their name(s), the
following statutory permissions and licenses:

- a. Conversion Sanad in respect of a portion of the
Said Property from the Office of the Collector of
South Goa at Margao, under No. AC-
I/SAL/SG/CONV/58/2020/4790, dated May 10,
2021;
- b. Technical Clearance Order from the Town and
Country Planning Department under Ref No.
TPM/32742/Deussua/10/3-A/2020/4951 dated
November 10, 2020, for the construction of 2
residential bungalows and compound wall on the
Said Property, as depicted on the plans therein;
- c. Construction license from the Office of the Village
Panchayat of Chinchinim – Deussua, under Ref

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No. VP/CD/C.L.No.22/2020-21/1626 dated February 15, 2021, for the construction of the said 2 residential bungalows and compound wall on the Said Property, as depicted on the plans therein;

d. Health NOC from the Medical Officer, Primary Health Center, Chinchinim, under No. PHC-Chin/NOC/20-21/906 dated January 4, 2021, for the construction of residential structures A and B on the Said Property;

e. Revised Technical Clearance Order from the Town and Country Planning Department under Ref No. TPM/32742/Deussua/10/3A/2021/4367 dated September 30, 2021, for the construction of residential building B (revised) on the Said Property, as depicted on the plans therein;

f. Revised construction license from the Office of the Village Panchayat of Chinchinim – Deussua, (Revised Plan) under Ref No.

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VP/CD/C.L.No.6/2021-22/1235, dated November 5, 2021, for the construction of a residential building B, on the Said Property, as depicted on the plans therein;

g. Revised Health NOC from the Medical Officer, Primary Health Center, Chinchinim, under No. PHC-Chin/NOC/2021-22/001 dated January 6, 2022, for the construction of residential building 'B' (revised Plan) on the Said Property;

R. That if the PURCHASER were to purchase the Said Property from the VENDOR(S), the VENDOR(S) would also irrevocably assign and transfer unto and in favour of the PURCHASER, for his utilization and implementation, the said statutory permissions and licenses in respect of the Said Property mentioned hereinabove;

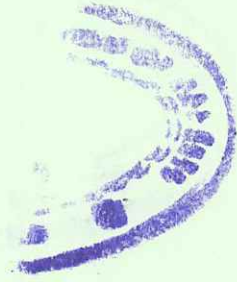
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S. That the VENDOR(S) at Serial Nos. 3 and 4 are well aware of the present transaction and that they have constituted their nephew Mr. Muvell Lenoy Gomes as their duly constituted attorney, vide Power of Attorney dated October 26, 2020, executed before the Barrister and Solicitor, Anita Mary Samuel, Notary Public and Commissioner of Oaths in and for the Province of Ontario, Canada, vide Ref. No. 6923, duly adjudicated under Section 32 of the Indian Stamp Act, 1899 before the Additional Collector, South Goa, on December 2, 2020 vide Receipt No. 2464, which instrument is still in force as on present date. Further, the VENDOR(S) at Serial Nos. 3 and 4 have instructed their said attorney to enter into these presents with the PURCHASER on the terms and conditions hereinafter agreed upon

AND WHEREAS solely relying upon the representations and declarations made by the VENDOR(S) herein above,

Gon Mendes



and believing the above representations as true and declarations as trustworthy, on the request of the VENDOR(S), the PURCHASER has agreed to purchase from the VENDOR(S), and the VENDOR(S) have agreed to sell to the PURCHASER, the Said Property described hereinabove, for a total consideration of **Rs.32,00,000.00 (Rupees Thirty Two Lakh Only)** which is the fair market value in the area;

AND WHEREAS the PURCHASER has paid the entire consideration price due to the VENDOR(S) under these presents;

AND WHEREAS in furtherance of the above, the Parties hereto execute the present Deed of Sale, to transfer, sell, assign, convey and assure the Said Property and every part thereof, unto and to the use of the PURCHASER;

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NOW THEREFORE THIS DEED OF SALE WITNESSETH

AS UNDER:

1. That in _____ of the aforesaid, and in consideration of the amount of Rs.32,00,000.00 (Rupees Thirty Two Lakh Only), out of which an amount of Rs.2,08,000.00 (Rupees Two Lakh Eight Thousand Only) has been deducted by the PURCHASER towards TDS under Section 195 of the Income Tax Act, 1961 and the balance amount of Rs.29,92,000.00 (Rupees Twenty Nine Lakh Ninety Two Thousand Only) has been paid by the PURCHASER to the VENDOR(S) in full in the following manner:

i. To the VENDOR(S) at Serial No. 1, Mr. Antonio Neville Marcelino Gomes - (a) an amount of Rs.8,00,000.00 (Rupees Eight Lakh Only) vide Cheque bearing No. 016044 dated 20-01-2022 drawn on Bank of Maharashtra, Chinchinim branch, and (b) an amount of

Gomes Neville

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Rs.3,00,000.00 (Rupees Three Lakh Only) vide Cheque bearing No. 016059 dated 25-01-2022 drawn on Bank of Maharashtra, Chinchinim branch;

ii. To the VENDOR(S) at Serial No. 2, Mrs. Macklina Lacerta Gomes – (a) an amount of Rs.8,00,000.00 (Rupees Eight Lakh Only) vide Cheque bearing No. 016045 dated 20-01-2022 drawn on Bank of Maharashtra, Chinchinim branch, and (b) an amount of Rs.3,00,000.00 (Rupees Three Lakh Only) vide Cheque bearing No. 016058 dated 25-01-2022 drawn on Bank of Maharashtra, Chinchinim branch;

iii. To the VENDOR(S) at Serial No. 3, Mr. Agnelo Lewis Gomes, – an amount of Rs.3,96,000.00 (Rupees Three Lakh Ninety Six Thousand Only) vide Cheque bearing No. 016060 dated 25-01-2022 drawn on Bank of Maharashtra, Chinchinim branch, and

iv To the VENDOR(S) at Serial No. 4, Mrs. Nivette Francisca De Souza E Gomes - (a) an amount of Rs.2,10,000.00 (Rupees Two Lakh Ten Thousand Only)

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vide Cheque bearing No. 016039 dated 17-01-2022 drawn on Bank of Maharashtra, Chinchinim branch, and (b) an amount of Rs.1,86,000.00 (Rupees One Lakh Eighty Six Thousand Only) vide Cheque bearing No. 016061 dated 26-01-2022 drawn on Bank of Maharashtra, Chinchinim branch;

the receipt whereof the VENDOR(S) do hereby admit, confirm and acknowledge for all purposes and intents, and of the same, forever acquit, release and discharge the PURCHASER, the VENDOR(S) do hereby convey, sell, transfer, grant, assign and assure unto the PURCHASER, free from any encumbrances, charges, liens or litigations of whatsoever nature, ALL THAT portion of the larger immovable property known as "BOGUEABANDO" or "CHAMAR CASANANTULO BUIM" situated at Deussua, Chinchinim, within the limits of the Village Panchayat of Chinchinim - Deussua, Taluka and Registration Sub - District of Salcete, District of South Goa, State of Goa, which larger property is not found registered in the Land



Registration Office, but is enrolled in the Taluka Revenue Office for Matriz under Nos. 110 and 131, which portion, as a separate, distinct and independent property, is surveyed under S. No. 10/3-A of village Deussua, Chinchinim, admeasures an area of about 2,675 square meters, is bounded at present on the East by the property bearing S. No. 10/4 of village Deussua, on the West by the property bearing S. No. 10/2 and 10/6 of village Deussua, on the North by the property bearing S. No. 10/3 of village Deussua and the PWD road, and on the South by the properties bearing S. No. 10/4-H and 10/4-J of village Deussua, which portion, is herein referred to as the "Said Property", and is more particularly demarcated and delineated in red ink in the plan annexed herewith at Annexure A and is more particularly described in Schedule II appearing hereinafter, which Schedule and Plan shall form an integral part of these presents, together with all its easements and appurtenances, ways, paths, water, water courses, right, title, interest, claim and demand

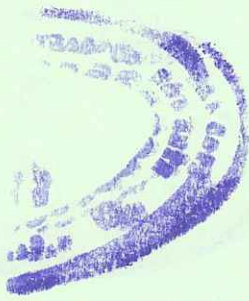
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whatsoever of the VENDOR(S) in or to the Said Property hereby conveyed, to HAVE, HOLD, OWN, ENJOY, OCCUPY and POSSESS the same to and by the PURCHASER absolutely and forever as his own, and as usually passes on such sale, subject to the payment of all local taxes, duties and assessments by the PURCHASER, his heirs, successors, legal representatives, and assigns, absolutely and forever, free from encumbrances, charges, liens whatsoever in the manner aforesaid hereafter.

2. The PURCHASER shall hereafter peacefully and quietly possess, hold and enjoy the Said Property, as his own, without any interruption or disturbance, claim or demand on the part of the VENDOR(S), or the previous owners, or on the part of any person claiming through or under them, or on their behalf whatsoever.

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3. The receipt of the entire consideration amount is hereby acknowledged by the VENDOR(S) as having received and realized fully from the PURCHASER. Further, the VENDOR(S) confirm and declare that they have been duly compensated in the manner aforesaid in accordance with their rights, share and interest in the Said Property.

4. The vacant, legal and physical possession of the Said Property, is herewith delivered by the VENDOR(S) unto the PURCHASER on the date of the execution of these presents, and the PURCHASER shall lawfully and exclusively possess the Said Property, as the sole and absolute owner thereof, without any interference from the VENDOR(S), or the previous owners and predecessors in title, or anyone claiming through them or on their behalf.

5. The VENDOR(S) have handed over to the PURCHASER, all the documents pertaining to the Said Property. Further, in the event the PURCHASER deems that

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additional documents in respect of the Said Property are necessary for his record, the VENDOR(S) shall deliver the same unto the PURCHASER.

6. The PURCHASER has hereby purchased the Said Property, based on the representations, warranties and covenants on the part of the VENDOR(S) first stated in the recitals hereinabove. The said representations, warranties and covenants shall be deemed to be reproduced herein *ad verbatim*. The PURCHASER shall be able to raise any objections in this respect for any latent defect or lacunae in title of the VENDOR(S) to the Said Property, or any part thereof.

7. The VENDOR(S) covenant unto the PURCHASER that the devolution of the title and of their rights, share, title and interest in the Said Property as set out in the recitals hereinabove, is true and correct, and that the title of the VENDOR(S) to the Said Property every part thereof is

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clear, marketable and free from all doubts, encumbrances, claims, demands, liens or charges whatsoever.

8. The Record of Rights Form I and XIV in respect of the Said Property recorded in the name of the VENDOR(S). The VENDOR(S) hereby give their full consent and N.O.C. to carry out the mutation proceedings in respect of the Said Property by deleting the names of the VENDOR(S) and by recording the name of the PURCHASER thereon.

9. The VENDOR(S) hereby absolutely indemnify and keep indemnified, the PURCHASER, against any claim, demand, charge or tenancy or mundkarial rights or any other defect in title of whatsoever nature either existing, or that may be prospectively claimed by any person, entity, or the previous vendors or any person acting and claiming through them and on their behalf in respect of the Said Property.

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10. Further, the VENDOR(S) hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDOR(S), and in which the PURCHASER is subject to any loss, damage etc. in respect of the Said Property hereby sold or any part thereof.

11. The VENDOR(S) do hereby irrevocably assign, convey, allot and transfer unto the PURCHASER, for his utilization and implementation, the said statutory permissions and licenses in respect of the Said Property first mentioned hereinabove. The VENDOR(S) covenant and declare that the PURCHASER shall be free to develop the Said Property in accordance with the said statutory permissions and licenses hereinabove mentioned and further to revise, modify and/or alter the same in the manner deemed fit by the PURCHASER. The VENDOR(S)

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undertake to provide any assistance, and/or sign any applications, declarations, affidavits and/or undertakings as may be required by the PURCHASER from time to time for the same.

12. The VENDOR(S) herein declare and covenant that the Said Property is the ancestral property of the VENDOR(S) herein, having acquired rights to the same via the inheritance of their late parents. As such, no separate permission from the Reserve Bank of India under the Foreign Exchange Management Act, 1999 and Rules and Regulations made thereunder, is required for the purpose of the present transaction.

13. Without prejudice to the above, the VENDOR(S) herein declare that vide Section 6(5) of the Foreign Exchange Management Act, (FEMA) 1999, a person resident outside Indian may hold, own, transfer, or invest in any immovable property situated in India if such

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property was acquired, held or owned by such person, when he/she was resident in India or inherited from a person who was resident in India.

14. The VENDOR(S) further covenant and state that the Said Property is a Non – Agricultural Property. The VENDOR(S) have complied with and undertake and covenant to comply with the Foreign Exchange Management Act, 1999 and Rules and Regulations made thereunder as also the Reserve Bank of India regulations wherever applicable. The Office of the Civil Registrar cum Sub – Registrar of Salcete at Margao shall not be responsible if any of the Parties hereto violate the above referred to provisions of the Foreign Exchange Management Act, 1999 and Rules and Regulations made thereunder as also the Reserve Bank of India regulations.

15. The VENDOR(S) and each of them further indemnify and forever keep the PURCHASER indemnified against any

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violation, non – compliance or default on the part of the VENDOR(S) or any of them, in performing and adhering strictly to the provisions of the Foreign Exchange Management Act, 1999 and Rules and Regulations made thereunder, as also the Reserve Bank of India regulations, as applicable to the present transaction and the Said Property.

16. The subject matter property is per the distinct boundaries of the survey plan of the Said Property bearing S. No. 10/3-A of village Deussua. As such, no separate N.O.C. is required to be obtained from the Town and Country Planning Department for the purpose of registration of these presents.

17. The fair market value of the subject matter of these presents is Rs.32,00,000.00 (Rupees Thirty Two Lakh Only). As such, the PURCHASER does hereby affix the appropriate Stamp Duty @ 3% amounting to Rs.96,000.00

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(Rupees Ninety Six Thousand Only) to these presents.

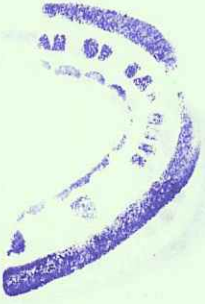
Further the applicable Registration Fee @ 3% amounting to Rs.96,000.00 (Rupees Ninety Six Thousand Only) is paid by the PURCHASER at the time of registration of these presents.

SCHEDULE – I

[Of the SAID ENTIRE PROPERTY]

ALL THAT LARGER IMMOVABLE PROPERTY known as **BOGUEABANDO'** or '**CHAMAR CASANANTULO BUIM'** comprising of Bharad land situated at Deussua, Chinchinim, within the limits of the Village Panchayat of Deussua- Chinchinim, Taluka and Registration Sub – District of Salcete, District of South Goa, State of Goa, which property is not found registered in the Land Registration Office, but is enrolled in the Taluka Revenue Office for Matríz under Nos. 110 and 131, admeasuring 2975 square meters, which property is surveyed under

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Survey No. 10/3 of village Chinchinim, and is bounded as follows:

East : by the property of Mr. Alberto Cotta, Mrs. Alba Cotta and Mr. Armando Cotta,

West : by the property of Joaquim Lacerda, Jose Rosario Viegas and others

North : by the public road, and

South : by the property of said Mr. Alberto Cotta, Mrs. Alba Cotta and Mr. Armando Cotta

SCHEDULE – II

[Of the SAID PROPERTY]

ALL THAT PORTION OF THE LARGER IMMOVABLE PROPERTY described hereinabove at Schedule – I, which portion as a separate, distinct and independent property is presently surveyed under **S. No. 10/3-A** of village

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Deussua, admeasures an area of about **2,675 sq mts**, and is presently bounded as follows:

East : by the property bearing S. No. 10/4 of village Deussua.

West : by the property bearing S. No. 10/2 and 10/6 of village Deussua,

North : by the property bearing S. No. 10/3 of village Deussua and the PWD road, and

South : by the properties bearing S. No. 10/4-H and 10/4-J of village Deussua.

The Said Property is more particularly demarcated and delineated in red ink in the plan annexed herewith at Annexure A.

IN WITNESS WHEREOF THE PARTIES TO THESE PRESENTS HAVE SIGNED AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND THE YEAR FIRST HEREIN ABOVE MENTIONED.

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[Signature]

[Signature]

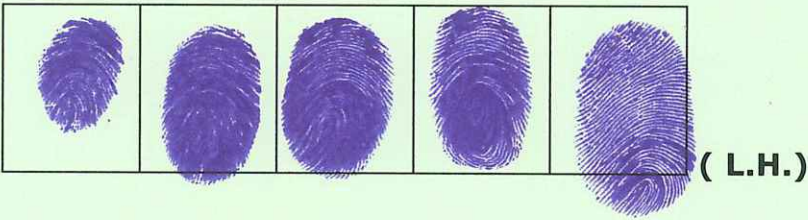


B. Signed and Delivered by the

Within named VENDOR:



Mr. MUVELL LENNOY GOMES as the duly constituted attorney of the VENDOR(S) at Serial Nos. 3 and 4, **Mr. Agnelo Lewis Gomes, alias Lewis Agnelo Gomes, alias Lewis Gomes, and Mrs. Nivette Francisca De Souza E Gomes, alias Nivette Francisca Gomes.**



Gomes Nivette



A. Signed and Delivered by the
Within named VENDOR(S)

Gomes Neville



Gomes Neville

Mr. ANTONIO NEVILLE MARCELINO GOMES, signing
for self as the VENDOR at Serial No. 1, and as the duly
constituted attorney of the VENDOR at Serial No. 2, **Mrs.**
Macklina Lacerta Gomes, alias Macklina Nevill E
Gomes, alias Macklina Gomes, alias Macklina Lacerta
E Gomes.



(L.H.)



(R.H.)

Gomes Neville

[Signature]

[Signature]



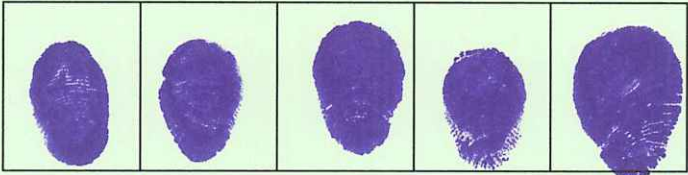
C. Signed and Delivered by the

Within named PURCHASER:



Angle

Mr. ABHAI ASHOK POI ANGLE.



(L.H.)



(R.H.)

Ganesh

Angle

Angle



D. In Witness of:

1. Name: Saurabh Govind Sinai Neuvrekar

Fathers Name: Govind R. Sinai Neuvrekar

Address: H.No 214, Dhakanm

Honsowada Mancaim Cundaim

Signature: *Neuvrekar*

ID Document: 6738 6904 6222

2. Name: Shantaram Antoba Advalpalkar

Fathers Name: Antoba Advalpalkar

Address: H.no 4/4, Kailasnagar

Assonara Bardez Goa

Signature: *Xantam Antok Advalpalkar*

ID Document: 8267 5161 0525

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[Signature]

Antoka



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



Plan Showing plots situated at
Village : DEUSSUA
Taluka : SALCETE
Survey No./Subdivision No. : 10/ 3-A
Scale : 1:1000

28/26-08 :CMAR20/38108

(Savio C. Silveira)
Inspector of Survey & Land Records
Margao-Goa



(Signature)

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Generated By : P.V.F.DESSAI
On : 08-09-2020

(Signature)

Compared By: K.B. Gaude

(Signature)



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 27-Jan-2022 12:10:52 pm

Document Serial Number :- 2022-MGO-291

Presented at 12:08:01 pm on 27-Jan-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	96000
2	Registration Fee	96000
3	Mutation Fees	2500
4	Processing Fee	2520
Total		197020

Stamp Duty Required :96000/-






Stamp Duty Paid : 96000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Abhai Ashok Poi Angle As Sole Proprietor Of Ms Build Angle ,Father Name:Ashok Poi Angle, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H. No. 615, Dandevaddo, Chinchinim, Salcete - Goa, Address2 - , PAN No.: BKKPP1460L			







Executer

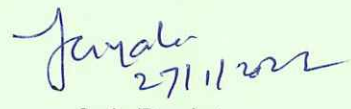
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Antonio Neville Marcelino Gomes , Father Name:Late Pedro Nolasco Roquesinho Gomes, Age: 64, Marital Status: Married ,Gender:Male,Occupation: Service, H. No. 308, 2nd Palvem, Deussua, Chinchinim, Salcete - Goa, PAN No.: CMWPG9862J			
2	Abhai Ashok Poi Angle As Sole Proprietor Of Ms Build Angle , Father Name:Ashok Poi Angle, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Business, H. No. 615, Dandevaddo, Chinchinim, Salcete - Goa, PAN No.: BKKPP1460L			

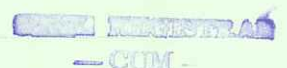
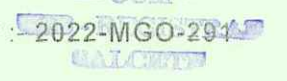
Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Muvell Lennoy Gomes , Father Name:Antonio Neville Marcelino Gomes, Age: 30, Marital Status: ,Gender:Male,Occupation: Service, H. No. 308, 2nd Palvem, Deussua, Chinchinim, Salcete - Goa, 403715, PAN No.: BRZPG9829E , as Power Of Attorney Holder for Nivette Francisca De Souza E Gomes Alias Nivette Francisca Gomes			
4	Antonio Neville Marcelino Gomes , Father Name:Late Pedro Nolasco Roquesinho Gomes, Age: 64, Marital Status: ,Gender:Male,Occupation: Other, H. No. 308, 2nd Palvem, Deussua, Chinchinim, Salcete - Goa 403715, PAN No.: CMWPG9862J , as Power Of Attorney Holder for Macklina Lacerta Gomes Alias Macklina Nevill E Gomes Alias Macklina Gomes Alias Macklina Lacerta E Gomes			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Paloma Antao, Age: 25, DOB: , Mobile: 9423201604 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403717, Carmona, Salcete, South Goa, Goa			
2	Name: Jonathan Costa, Age: 36, DOB: , Mobile: 9673626460 , Email: , Occupation: Advocate , Marital status : Married , Address: 403602, Margao, Salcete, South Goa, Goa			


27/11/2022
Sub Registrar


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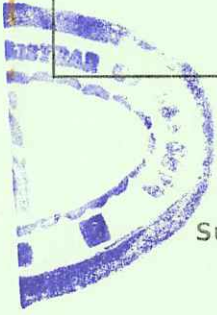
Document Serial Number : 2022-MGO-294

Document Serial No:-2022-MGO-291

Book :- 1 Document

Registration Number :- **MGO-1-290-2022**

Date : 27-Jan-2022



Ind.
27/1/2022

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

Civil Registrar
-Cum-
Sub Registrar
Salcete