

For CITIZENCREDIT™
CO-OP BANK LTD

fammie fd
Authorised Signatory

(Rupees Ten Lakhs Only)

Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No. G - 1, Ground Floor/Block D - 1,
Seashore Mall,
Mapusa, Goa - 405 507

D-5/STP(V)/C.R./25/11/2013-ND



INDIA

STAMP DUTY
00000

Rs. 10000000 17.10.2016

365430

GOA
NON JUDICIAL

GOA

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2348 5318401

Name of Purchaser ASSAGAO RESORTS LLP

For CITIZENCREDIT™
CO-OP BANK LTD

fammie fd
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(Rupees Four Lakhs Only)

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Mapusa Branch,
Shop No. G - 1, Ground Floor/Block D - 1,
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INDIA

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Rs. 0400000 17.10.2016

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2349 6722256

Name of Purchaser ASSAGAO RESORTS LLP



DEED OF SALE

Hernandes
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Hernandes

For ASSAGAO RESORTS LLP

[Signature]
Authorised Signatory

This **Deed of sale** is made and executed on 17.10.2016 (Seventeen October in the year two thousand and Sixteen at Mapusa, Bardez Goa.

BETWEEN

1. Miss. Vanessa Fernandes alias Venessa Bridget Fernandes, 35 years of age, daughter of late. Luis Caetano Fernandes, service, unmarried, PAN card No. _____ phone No. _____ Indian National, and,

2. Miss. Nivedita Analtildas Fernandes alias Nivedita Luis Fernandes, 36 years of age, daughter of late. Luis Caetano Fernandes, service, unmarried, PAN card No. _____, phone No. _____, Indian National, and,

3. Miss. Gertrude Luis Fernandes, 31 years of age, daughter of late. Luis Caetano Fernandes, service, unmarried, PAN card No. _____, phone No. _____, Indian National, all resident of 65/66, Jumma Shariff building, 2nd Peerkhan Street, Sir J. J. Road, Byculla, Mumbai 400008. Hereinafter called as **"THE VENDORS"** (which expression shall unless repugnant to the context or meaning thereof include their heirs, successors, legal representative, administrators and assigns) of the **FIRST PART**.

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For ASSAGAO RESORTS LLP

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AND

1. M/S. ASSAGAO RESORTS LLP, a company registered under the Indian Companies Act, 1956, and having its registered office at D-2, Kalandi Colony, Delhi, South Delhi, 110065, PAN card No. _____ and represented and authorized in this act by its Partner, vide board resolution dated 14.10.2016, Mr. Pankaj Dabral, 43 years of age, son of K. R. Dabral, married, business, PAN card No. _____

Indian National, resident of Devashree Garden, Porvorim, Bardez Goa, Hereinafter called "THE PURCHASER" (which terms and expression unless repugnant to the context or meaning thereof shall be deemed to include its heirs, legal representatives, executors, administrators or any other persons lawfully, equitably or otherwise claiming through and assigns) of the SECOND PART.



That there exist of a property known as "Santerechem Bata" or "Chafedor" or "Khursawado", surveyed under survey no. 186/5 of the Village of Assagao, Bardez, Goa, admeasuring 3500 sq. mts alongwith the old dilapidated house bearing house Number 27/2, found described in the Land Registration Office of Bardez at Mapusa under No. 13214 of folio 145 of book -B 34, and under No. 27729 of folio 118 book no. 71, and inscribed under No. 20659 of folio 58 of Book G27, found enrolled in land revenue office under No. 1276 of first circumscription

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For ASSAGAO RESORTS LLP

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Hereinafter referred to as "THE SAID PROPERTY" and the said property presently bounded as under,

East: by property bearing survey No. 186/6, 31, 33, 49

West: by property bearing survey no. 186/4.

North: by property bearing survey no. 185/9, 10, 15 and 8(part).

South: by public road

The said property originally belonged to Mrs. Maria Arcanzela De Souza widow of Nazario Caetano Fernandes of Assagao, Bardez Goa.

That upon the death of the Nazario Caetano Fernandes an inventory proceeding has been instituted and by virtue of the said inventory proceeding his wife said Maria Arcanzela De Souza allotted Half share in the property described under No. 13254 of folio 145 of book - B 34 , and their son Mr. Antonio Josephat Hipolito Fernandes allotted half share in the property described under No. 13254 of folio 145 of book - B 34 and the entire share of the said property described under No. 27729 of folio 118 book no. 71.

That thereafter vide deed of gift and acceptance dated 25th September 1965 the said Maria Arcanzela De Souza gifted her share in favour of her grandson Mr. Nazario Conrad Niceto do Josephato son of Mr. Antonio Josephat Hipolito Fernandes.

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That thereafter vide deed of sale dated 22. 09. 1981, Mr. Antonio Josephat Hipolito Fernandes and his wife Mrs. Maria Graca Arsenia Marcelina Dias e Fernandes and their son Mr. Nazario Conrad Niceto do Josephato in the status of bachelor sold the said property to Mr. Luis Caetano Fernandes.

Upon the death of said Luis Caetano Fernandes and his wife Mrs. Rosemarie Fernandes an Inventory proceeding bearing 159/06/F was instituted and upon the said inventory proceeding their children's Namely Miss. Vanessa Fernandes, Miss. Nivedita Luis Fernandes, Miss. Gertrude Luis Fernandes, acquired equal right and share in the said property.



That the above vendors, Miss. Vanessa Fernandes, Miss. Nivedita Luis Fernandes, Miss. Gertrude Luis Fernandes, all spinsters, are exclusive owners in possession of the said property without any interference and obstruction from whomsoever and whatsoever nature till date.

The Vendors herein have agreed to sell the said property to the purchaser and the purchaser has agreed to purchase the said property described in schedule I herein below for a total consideration of Rs. 2,80,00,000/- (Rupees Two Crores Eighty Lakhs Only).

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For ASSAGAO RESORTS LLP

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Authorized Signatory

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of payment of a sum of Rs. 2,80,00,000/- (Rupees Two Crores Eighty Lakhs only) paid by the Purchaser to the Vendors by way of demand drafts bearing Numbers 050994 for amount of Rs. 61,00,000/- 050995 for amount of Rs. 61,20,000/- and 050993 for amount of Rs. 61,00,000/- and amount of Rs. 94,00,000/- paid by way of RTGS, all paid after deducting 1% TDS, the receipt of which the Vendors do hereby admit and acknowledge as having received, they the Vendors do hereby convey by way of sale to the Purchaser together with all trees, fences, ways, water courses, liberties, privileges, and easements and all other appurtenances whatsoever of the vendors alongwith all their right, title, interest, lien, claim, ownership and possession whatsoever of the vendors of the first part unto and upon the said property more particularly described in the Schedule I herein under hereby sold and conveyed unto the purchaser of the second part absolutely and forever.



2. That the Vendors do hereby on the execution of this Deed of Sale hand over vacant and peaceful possession of the said property hereby sold unto the Purchaser.

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3. That in case any defect is found in the title of the Vendors in the said property hereby sold and/or in the present conveyance then the Vendors does hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the cost and request of the Purchaser.

4. That the Vendors do hereby assure to the Purchaser that the said property hereby sold is free from any encumbrances whatsoever and that they have not entered into any Agreement of Sale or any other conveyance or mortgage with any other third person or institution, and the Vendors have absolute title and exclusive right to convey the said property by way of sale.



5. That on the execution of this Deed of Sale the Purchaser shall and may at all times hereinafter peacefully and quietly enter into, and possess the said property hereby sold without any hindrance, claim, interruption or demand whatsoever from the Vendors or from any person claiming through or under them.

6. That the Vendors and their heirs shall at all times hereby indemnify and keep indemnified the Purchaser and their transferees against any loss, damages, costs, charges, expenses, if any suffered by reason of any

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defect in title of the Vendors or any breach of the covenants contained hereinabove.

7. That the Vendors have today handed over to the Purchaser the Peaceful and vacant possession of the Said property.

8. That the Vendors of the First part do hereby give their free and voluntary No Objection to delete the names of the vendors of the first part and to insert therein instead the names of the Purchaser of the second part by way of mutation in the occupant column of the survey records of the said property surveyed under survey no. 186/5 of village Assagao.

9. That the vendors of the first part have No objection towards the transfer in favour of the purchaser of the house tax, Electricity Bill and meter records maintained by respective departments.

10. That the said property/plot is not a granted land to schedule caste and schedule tribes pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978 and there is no Prohibition or bar or impediment for sale of the "SAID PROPERTY" to anyone else;

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For ASSAGAO RESORTS LLP

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Authorised Signatory



SCHEDULE - I

All that property known as " Santerechem Bata" or "Chafedor" or "Khursawado" surveyed under survey no. 186/5 of the Village of Assagao, Bardez, Goa, admeasuring 3500 sq. mts alongwith the old dilapidated house bearing house number 27/2, found described in the Land Registration Office of Bardez under No. 13254 of folio 145 of b-B 34 , and Number 27729 of folio 118 book no. 71 and inscribed under Number 20659 of folio 58 of Book G27, found enrolled in land revenue office under Matriz Number 1276 of first circumscription, Hereinafter referred to as **"THE SAID PROPERTY"** and the said property presently bounded as under,

East: by property bearing survey No. 186/6, 31, 33, 49

West: by property bearing survey no. 186/4.

North: by property bearing survey no. 185/9, 10, 15 and 8(part).

South: by public road



IN WITNESS WHEREOF this Deed of sale is typed on the stamp paper of Rs. 14,00,000/- (Rupees Fourteen Lakhs only) which is its Present Market Value, the Vendors in person and the Purchaser signed and executed this Deed of Sale and set their respective hands herewith on the day and date hereinabove first mentioned in the presence of the undersigned witnesses who have also signed below.

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Hernandes

For ASSAGAO RESORTS LLP

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Authorised Signatory



des



Fernandes

Miss. Vanessa Fernandes alias

Venessa Bridget Fernandes

L.H.F.P

R.H.F.P



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Fernandes

For ASSAGAO RESORTS LLP

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Authorised Signatory



VENDOR NO. 2

NIVEDITA











Miss Nivedita Analtildas Fernandes

alias Nivedita Luis Fernandes

L.H.F.P

R.H.F.P



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For ASSAGAO RESORTS LLP


Authorized Signatory



Fernandes

Miss. Gertrude Luis Fernandes

L.H.F.P

R.H.F.P



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Fernandes

For ASSAGAO RECORD

[Signature]
AUTH.



For ASSAGAO RESORTS

[Signature]
Authorized Signatory

Mr. Pankaj Dabral, authorized Partner for
ASSAGAO RESORTS LLP

L.H.F.P

R.H.F.P




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Hernandes

For ASSAGAO RESORTS LLP

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Authorized Signatory

WITNESSES:-

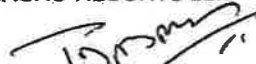
1. 
(Mr. IVAN D'SILVA)

2. 
(Mr. BEHRAM IRANI)



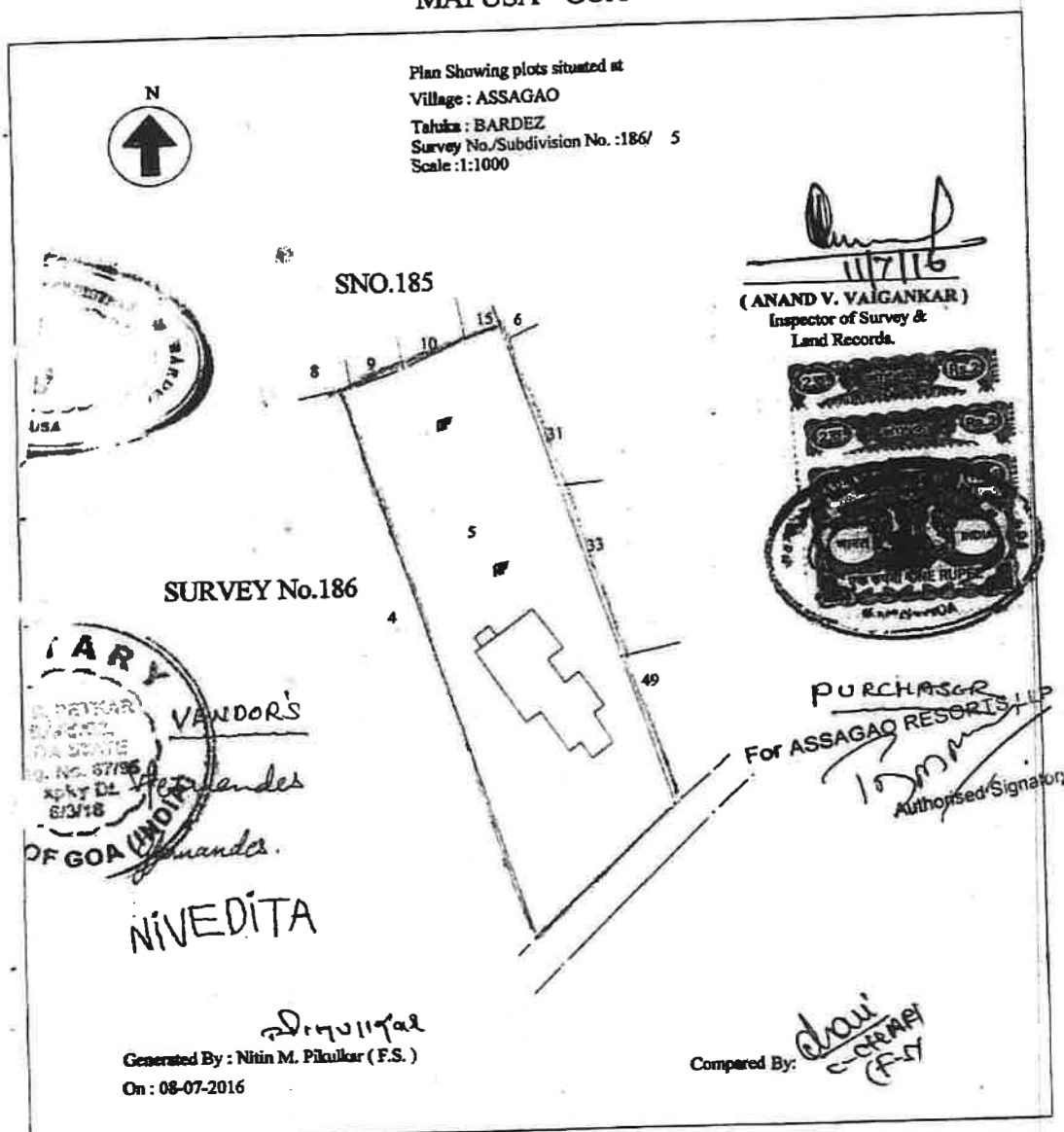
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For ASSAGAO RESORTS LLP


Authorized Signatory



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





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 17-10-2016 12:02:30 PM

Document Serial Number : 4442

Presented at 11:38:00 AM on 17-10-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1120000.00
2	Processing Fees	280.00
	Total :	1120280.00

Stamp Duty Required: 1400000.00

Stamp Duty Paid: 1400000.00

Pankaj Dabral presenter

Name	Photo	Thumb Impression	Signature
Pankaj Dabral, S/o K.R. Dabral, Married, Indian, age 43 years, Business, r/o Devashree Garden, Porvorim Bardez Goa. Authorised Representative of the M/S Assagio Resorts LLP, having office at Assagio Colony, Delhi South Delhi-110065, having PAN CARD NO. BGFA1507M, vide resolution dated 14.10.2016.			 FOR ASSAGAO RESORTS LLP Authorised Signatory

Endorsements

Executant

* Venessa Fernandes @ Venessa Bridget Fernandes, D/o Late Luis Caetano Fernandes, UnMarried, Indian, age 35 years, Service, r/o 65/66, Jumma Shariff Bldg, 2nd Peerkhan Street, Sir, J, J, road, Byculla, Mumbai 400008.



Photo	Thumb Impression	Signature

ETKAR
STATE
No. 87196
EXPIRY DATE
6/3/18
OF GOA (INDIA)

2. Nivedita Analtildas Fernandes @ Nivedita Luis Fernandes, D/o Late Luis Caetano Fernandes, UnMarried, Indian, age 36 Years, Service, r/o 65/66, Jumma Shariff Bldg, 2nd Peekhan Street, Sir, J, J, road, Byculia, Mumbai 400008.

Photo	Thumb Impression	Signature
		NIVEDITA



3. Gertrude Luis Fernandes, D/o Late Luis Caetano Fernandes, UnMarried, Indian, age 31 Years, Service, r/o 65/66, Jumma Shariff Bldg, 2nd Peekhan Street, Sir, J, J, road, Byculia, Mumbai 400008.

Photo	Thumb Impression	Signature
		Gertrude

4. Pankaj Dabral, S/o K.R. Dabral, Married, Indian, age 43 Years, Business, r/o Devashree Garden, Porvorin, Bardez, Goa. Authorised Representative of the M/s Assagao Resorts LLP, having office at D-2, Kalandi Colony, Delhi South Delhi, India, having PAN CARD NO ABGPA1507M, vide resolution dated 14.10.2016.

Photo	Thumb Impression	Signature
		For ASSAGAO RESORTS LLP  Authorised Signatory



Sl No.	Witness Details	Signature
1	Moham Irani, S/o Shapur B. Irani, Married, Indian, age 70 Years, Business, r/o S/o Shapur B. Irani, Cama Park Cama road, Andheri (W) Mumbai 58	
2	Anthon D'silva, S/o Anthony D'silva, Married, Indian, age 52 Years, Business, r/o A wife Simichaya, Heritage Co-op Hsg Sty, Parshiva nagar Mira	



Signature

Designed and Developed by: C. Dinku, ACTS, Pune

Book-1 Document
Registration Number BRZ-BK1-04353-2016
CD Number BRZD783 on
Date 18-10-2016

Sub-Registrar (Bardes)

**REGISTER
BARDER**

Scanned By:- *Sadharand*

Signature:- *Impanekar*

Designed and Developed by C-DAC, ACTS, Pune



