

(Rupees six lakh forty two thousand only)

For CITIZEN CREDIT™
CO-OP. BANK LTD.

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

भारत 14614
171936

NON JUDICIAL गौजा
JAN 21 2016



2810 512 1048 1240 2810 2810 15:47

D-5/STP(V)/C.R./35/34/2011-RD

R.0642000/- PB7147

भारत
INDIA

STAMP DUTY

GOA

Authorized Signatory

Name of Purchaser VERONICA POLSON EDATTUKARAN



-1-

DEED OF SALE


Maria Bernandin Fernandes




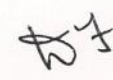

-2-

This **Deed of sale** is made and executed on 22/01/2016 (Twenty second of January in the year two thousand and sixteen at Mapusa, Bardez Goa.

BETWEEN



THE PATRIARCHATE OF EAST INDIES also known as **SANTA MONICA CONVENT**, also known as **SANTA MONICA CONVENT OF THE ARCHDIOCESE OF GOA AND DAMAN**, also Known as **FUNDO DE LEGADO DOS BENE DE SANTA MONICA FUND** having Pan Card No. AAATF0292M represented by **THE PATRIARCH OF INDIAS ORIENTAIS** also known as **THE PATRIARCH OF EAST INDIES**, Most Rev. FILIPE NERI FERRAO, son of late Lourenco Ferrao, unmarried, Archbishop, 62 years of age, Indian national, residing at Archbishop's House, Altinho, Panaji, Ilhas, Goa through his lawful attorney Rev. FR. Valeriano Joaquim Vaz, son of Santana Vaz, 61 years of age, unmarried, Priest, Indian National, residing at Archbishop's House, Altinho, Panaji, Ilhas, Goa. Hereinafter referred to as "**THE VENDOR**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include their successors, heirs, representatives, administrators and assigns) **OF THE FIRST PART.**




 Maria Bernandim Fernandes



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AND




1. MR. ANTHONY ROBERT FERNANDES, son of late Santano Januario Fernandes, 71 years of age, married, service, Indian National, PAN CARD NO.AALPF9712B, resident of flat no A/1, Block H, Jewel Acroplolis, Ground Floor, Acroplolis Housing Society limited, Waddy Siolim, Bardez-Goa.



2. MRS. DEUDITTA STELLA MONTEIRO alias DEUDITTA STELLA FERNANDES, wife of Anthony Fernandes, 66 years of age, married, service, Indian National, PAN CARD NO.AALPF9713A, resident of flat no A/1, Block H, Jewel Acroplolis, Ground Floor, Acroplolis Housing Society limited, Waddy Siolim, Bardez -Goa.

3. MRS. MARTHA DIAS, wife of Mr. Joao Gasper Dias, married, housewife, Indian National, Indian National, PAN CARD NO.BXYPD0185R, resident of flat no A/1, Block H, Jewel Acroplolis, Ground Floor, Acroplolis Housing Society limited, Waddy Siolim, Bardez-Goa.

4. MR. JOHN GASPER DIAS, son of late Paul Dias, 79 years of age, married, retired, Indian National, PAN CARD NO.APXPD7374L, resident of flat no A/1, Block H, Jewel Acroplolis, Ground Floor,

   *Edattukaram*
Maria Bernandina Germandia



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A/1, Block H, Jewel Acropolis, Ground Floor, Acropolis Housing Society limited, Waddy Siolim, Bardez-Goa.

5. MRS. VERONICA POLSON PAUL EDATTUKARAN



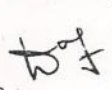
wife of Polson Edattukaran, 63 years of age, married, Housewife, Indian National, PAN CARD NO. AASPE8036C, resident of flat no A/1, Block H, Jewel Acropolis, Ground Floor, Acropolis Housing Society limited, Waddy Siolim, Bardez -Goa.



6. MR. POLSON PAUL EDATUKARAN, son of late Paul Edattukaran, 75 years of age, married, service, Indian National, PAN CARD NO. AAOPE0801D, resident of flat no A/1, Block H, Jewel Acropolis, Ground Floor, Acropolis Housing Society limited, Waddy Siolim, Bardez -Goa.

7. MR. MATHEW SEBASTIAN FERNANDES, son of late Santano Januario Fernandes, 64 years of age, married, Retired, Indian National, holding PAN CARD NO. ABBPF3230F resident of flat no. A/1, Block H, Jewel Acropolis, Ground Floor, Acropolis Housing Society limited, Waddy Siolim, Bardez -Goa.

8. MRS. MARILYN MATHEW FERNANDES alias MARILYN MARIA XAVERINA FIALHO, wife of Mr. Mathew Fernandes, 58 years of age, married, Housewife, Indian National, resident of

   *Edattukaran*
Veronica Bernandis Fernandes



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House flat no. A/1,Block H, Jewel Acroplolis,
Ground Floor, Acroplolis Housing Society limited,
Waddy Siolim, Bardez-Goa .

9.MR.VINCENT EPHIFANIO FERNANDES, son of
late Santano Januario Fernandes, 58 years of age,
service, married, Indian National, PAN CARD
NO.AATPF5685M, resident of flat no A/1,Block H,
Jewel Acroplolis, Ground Floor, Acroplolis Housing
Society limited, Waddy Siolim, Bardez -Goa.

10.MRS. SLYVIA JOANITA FERNANDES, wife of
Vincent Fernandes 54 years of age, service,
married, Indian National, PAN CARD
NO.AATPF8281D, resident of flat no A/1, Block H,
Jewel Acroplolis, Ground Floor, Acroplolis Housing
Society limited, Waddy Siolim, Bardez-Goa.
Hereinafter called "**THE PURCHASERS**" (which
expression shall unless repugnant to the meaning
and context thereof be deemed to include their
heirs, successors, administrators and assigns) of
the **SECOND PART**.

AND

1.MRS.MARIA BARNARDENE FERNANDES ,alias
MARIA BERNADINA FERNANDES wife of late

Ref *for* *(S)* *Edattukaran*
Maria Bernandis Fernandis



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Caitan Fernandes, 73 years of age, widow, Housewife, Indian National, Valadaris Vado, Near Wood Craft Center, Marna, Siolim, Bardez -Goa Hereinafter called "**THE CONFIRMING PARTY**" (which expression shall unless repugnant to the meaning and context thereof be deemed to include her heirs, successors, administrators and assigns) of the **THIRD PART**.



AND WHEREAS the vendor is represented by duly constituted power of Attorney holder FR. Valeriano Joaquim Vaz, registered under registration no.4378, dated 30/08/2012, Before Notary Fernando Jorge Colaco, Panjim.

AND WHEREAS the purchaser under serial no.3 and 4 are represented by purchaser under serial no.5, registered under registration no.24568/2015, dated 16/12/2015, before Notary D.S Petkar, Mapusa.

AND WHEREAS the purchaser under serial no.6 is represented by purchaser under serial no.5, registered under registration no.7470 /2015, dated 29/10/2015, before Notary D.S Petkar, Mapusa.

AND WHEREAS the purchaser under serial no.7 and 8 are represented by purchaser under serial no.5, registered under registration no.24569/2015,

[Signature] *[Signature]* *[Signature]* *[Signature]*
Maria Bernandis Fernandes





dated 16/12/2015, before Notary D.S Petkar
,Mapusa.

AND WHEREAS the purchaser under serial no.9
and 10 are represented by purchaser under serial
no.5, registered under registration no.24570/2015,
dated 16/12/2015, before Notary D.S Petkar
,Mapusa.

WHEREAS there exists a property known as
"MAREBHAT", admeasuring 2,375 sq. mts., bearing
survey no. 44/2 of Marna Village, situated at
Marna, within the jurisdiction of the Village
Panchayat of Marna, Taluka and Registration Sub-
District of Bardez, District North Goa in the State of
Goa, which property is not described in the office of
the Land Registrar of Bardez but is enrolled in the
Taluka Revenue office under Matriz no.446 and is
surveyed under Cadastral Survey no. 340 and 341
of Marna, hereinafter referred to as the SAID
PROPERTY, for the sake of brevity and more clearly
described in the Schedule herein below written.

And whereas the said property, "MAREBHAT"
which is better described in the schedule hereunder
belongs to the Santa Monica Convent i.e. the
Vendor.

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Maria Bernandis Fernandez



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And whereas the said property had been leased for 99 years in favour of Santano Jannario Fernandes, by way of a Lease Deed, duly registered in the office of the sub-registered under no. 576, at pages 148, book no. I, volume no. 164, dated 01/06/1981.

And whereas since the Deed of Lease was in favour of Santano Jannario Fernandes, upon his death and that of his wife, Mrs. Lourenca Rosy Fernandes, an Inventory Proceeding bearing no 132/2014/F had been filed, wherein all the above mentioned Purchasers were declared as their sole, universal and legal heirs.

And whereas the name of the confirming party, i.e. Mrs. Maria Barnardene Fernandes, has been wrongly recorded in the occupant's column of survey no. 44/2 of village Marna. The said fact was also mentioned in the Deed of lease Dated 01/06/1981. Since her name appears in the Form I&XIV of the said survey no. 44/2, she is also made a party to the present Sale Deed.

NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. That in consideration of a sum of Rs.70,00,000/- (Rupees Seventy lakhs only), paid by




[Signature] *[Signature]* *[Signature]* *[Signature]*
 Maria Bernadin Fernandes



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the Purchasers to the Vendor, by way of three different cheque, bearing No.860370,860392 and 860478 , drawn on Sandicate Bank, Mreces Branch, the receipt of which the Vendor does hereby acknowledge and admit the Vendor, as absolute owner in possession do hereby sell, transfer, convey, dispose in favour of the purchasers, the **"SAID PROPERTY"** which is more particularly described in the Schedule written below TOGETHER WITH all trees, fences, ways, water courses, rights, liberties, privileges, easements, appurtenances, boundary walls whatsoever to the **"SAID PROPERTY "**, belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever of the Vendor, into or upon the **"SAID PROPERTY"**, hereby conveyed to the Purchasers and every part thereof, TO HAVE AND TO HOLD the same unto and to the use of the Purchasers.

2.The VENDOR does hereby covenant with the PURCHASERS that notwithstanding any act, deed or thing by the VENDOR, done or executed, VENDORS have in themselves good right, title, full power and absolute authority to grant convey, sell,

   Adattukaran
Maria Bernandis Formandis



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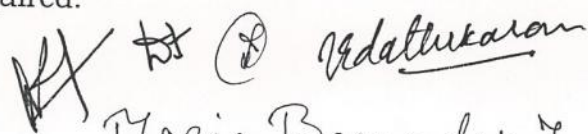


transfer and assure the SAID PROPERTY UNTO AND TO the use of the PURCHASERS in the manner aforesaid and the PURCHASERS shall at all times hereafter peaceably and quietly possess and enjoy the same and receive the profits thereof without any obstruction, interruption, claim and demands whatsoever from or by the VENDOR or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them.

3. The vendor along with the confirming party hereby gives No Objection to delete their name from form I&XIV of the said property.

4. The Possession of the SAID PROPERTY has been handed over to the PURCHASERS on the day of signing the Sale Deed.

5. The VENDOR and all other persons claiming by, from, under them, shall and will from time to time and at all times hereafter at the request of the PURCHASERS, and at the cost of the PURCHASERS, execute, make or perfect or cause to be executed, all such acts, deeds, things and assurances whatsoever for further or more perfectly assuring the SAID PROPERTY and every part thereof UNTO AND TO THE USE of the PURCHASERS as shall or may be reasonably required.


Maria Bernandess Fernandes



6. The vendor covenants with the purchasers as follows;-

(a) That the vendor is the absolute owner and in actual possession and enjoyment of the said property hereby sold and have the power to sell the same in the manner hereby done.

(b) The vendor covenants with the purchasers that the said property shall be quietly entered into and enjoyed and the money/profit received there from by the purchasers without any interruption and disturbance by the vendor or any person or persons claiming through or under them, and without any disturbance or interruption by any other person whomsoever.

(c) The vendor shall at the cost of the purchasers requiring the same execute and do every assurance or thing necessary for further and perfectly assuring the said property to the purchasers as by him or them shall reasonably be required.

7. The Vendor covenants with the purchaser that;

(a) The " **SAID PROPERTY** " is not subject matter of any litigation or any proceedings pending before any

   Maria Berandis Fernandes

Maria Berandis Fernandes

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court, tribunal, forum, arbitrator, revenue authorities under the law in force.

(b) The **"SAID PROPERTY"** is not affected by any law Prohibiting the present sale.

(c) The Vendor has not entered into any Agreement for Sale, Transfer e.t.c with any other third party concerning the **"SAID PROPERTY"** nor has the Vendor agreed to sell or encumber the **"SAID PROPERTY"** in any manner whatsoever.

8. The purchasers hereby have satisfied themselves that they have checked and verified the title in respect of the **SAID PROPERTY**.

9. That the SAID PROPERTY described in schedule 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;

10. since the area of the property is between 1000-4000 sq.mts and hence there is a reduction of 10% less in the base value The market value of the SAID PROPERTY is Rs.1,28,25,000/- (Rupees One Crore Twenty Eight Lakhs Twenty Five Thousand only) and accordingly, stamp duty of Rs.6,42,000/- (Rupees Six lakhs Forty Two Thousand Only) is

Maria Bernandina Fernandes
Edatturam
Maria Bernandina Fernandes

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affixed herewith.

SCHEDULE OF THE SAID PROPERTY.
(DESCRIPTION OF THE PROPERTY)

WHEREAS there exists a property known as "MAREBHAT", admeasuring 2,375 sq. mts., bearing survey no. 44/2 of Marna Village, situated at Marna, within the jurisdiction of the Village Panchayat of Marna, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, which property is not described in the office of the Land Registrar of Bardez but is enrolled in the Taluka Revenue office under Matriz no.446 and is surveyed under Cadastral Survey no. 340 and 341 of Marna, hereinafter referred to as the SAID PROPERTY, and is bounded as under.




East :- By survey no. 45/1, 45/3 and 45/4

West :- By Nalla.

North:- By survey no. 44/1, 45/1

South :- By Road.

IN WITNESS WHEREOF this deed is signed at Mapusa on the day, month and year mentioned above by the said parties in the presence of two attesting witnesses.

   Edattukaran
Maria Bernandim Germanis





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Signed, Thumbbed and delivered

By the within named Vendor
the ARCHDIOCESE OF GOA AND DAMAN,
duly represented by its Procurator,



Fr. Valeriano Vaz

Rev. Fr. Valeriano Vaz



L. H. F. P.

R. H. F. P.



Edattukaran

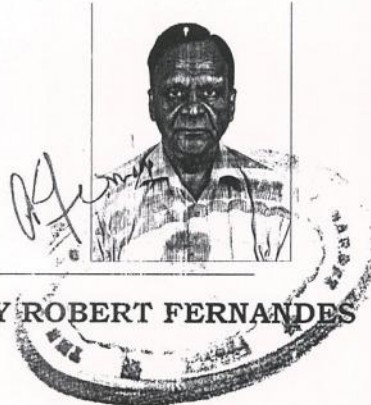
Mari Bernandina Fernandes



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Signed, Thumbbed and delivered
By and within named of Purchaser

A. Fernandes



MR. ANTHONY ROBERT FERNANDES

L. H. F. P.



R. H. F. P.



A. H. S. (S)

Adatturkar

Maria Bernandin Fernandes



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Fernandes



MRS. DEUDITTA STELLA M. FERREIRO
alias DEUDITTA STELLA FERNANDES

L. H. F. P.

R. H. F. P.



by

for

Udatturam

(8)

Maria Bernandim Fernandes



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Edattukaran

MRS. VERONICA POLSON PAUL EDATTUKARAN
For self and for 3,4,6,7,8,9 and 10

L. H. F. P.

R. H. F. P.



Edattukaran

Maria Bernandim Fernandis

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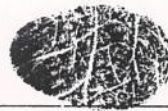
Maria Bernadina Fernandes



MRS. MARIA BERNARDENE FERNANDES, alias
MARIA BERNADINA FERNANDES

L. H. F. P.

R. H. F. P.



MB

(S)

MB

MB


Maria Bernadina


Fernandes

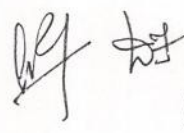



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WITNESSES:

1. Mahesh Murgoonkar 

2. Ganesh Chavan 

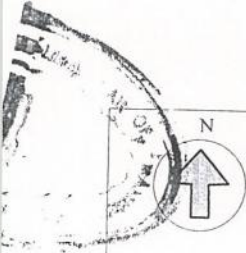
  Maria Bernandim Fernandes

Maria Bernandim Fernandes

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

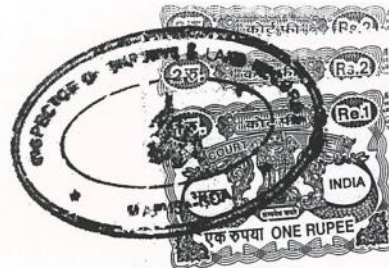


Plan Showing plots situated at
Village : MARNA
Taluka : BARDEZ
Survey No./Subdivision No. : 44/ 2
Scale : 1:1000

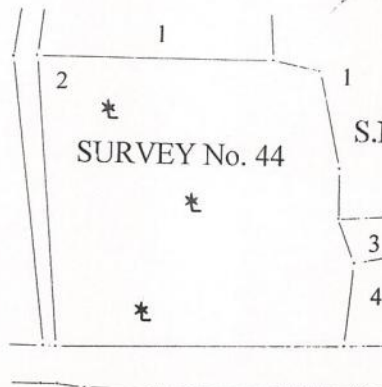
27/10/15
(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.

CONFIRMING PARTY

Maria Bernandis Bernandis



VENDOR



PURCHASER'S

S.No.45

Belatturara

Generated By : Swapnil B. Bhonsle (D' Man Gr. II)
On : 23-10-2015

Compared By: Nitin M. Pikulkar (F. S.)



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 22-01-2016 11:30:28 AM

Document Serial Number : 349

Presented at 10:44:00 AM on 22-01-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	513000.00
2	Processing Fees	840.00
	Total :	513840.00

Stamp Duty Required: 641260.00

Stamp Duty Paid: 642000.00



Veronica Polson Paul Edattukaran presenter

Name	Photo	Thumb Impression	Signature
Veronica Polson Paul Edattukaran, w/o Polson Edattukaran, Married, Indian, age 63 Years, House-Wife, r/o Flat No A/1, Block H, Jewel Acropolis Ground Floor Acropolis Housing Society Limited Waddy Siolim, Bardez- Goa For Self as Purchaser No 5 and POA for Purchasers No. 3,4,6,7,8,9 and 10 Vide POA dated 16.12.2015 executed before Notary Adv. D.S Petkar at mapusa under Reg. No. 24568/2015, POA dated 29.10.2015 executed before Notary Adv. D.S Petkar at Mapusa under Reg. No 7470/15, Vide POA dated 16.12.2015 executed before Notary Adv. D.S Petkar at Mapusa under Reg. No. 24596/2015, POA dated 16.12.2015 executed before Notary Adv. D.S Petkar at mapusa under Reg. N o. 24570/2015			

Endorsements

Executant




1. Maria Barnardene Fernandes alias Maria Bernadina Fernandes, widow, Indian, age 73 Years, House-Wife, r/o Valadaris Vado, Near Wood Craft Center, marna, Siolim Bardez- Goa Form 60 Submitted

Photo	Thumb Impression	Signature
		<i>Maria Bernadette J...</i>








2. Veronica Polson Paul Edattukaran, w/o Polson Edatukkar, Married, Indian, age 63 Years, House-Wife, Flat No A/1, Block H, Jewel Acropolis Ground Floor Acropolis Housing Society Limited Waddy Siolim, Bardez- Goa For Self as Purchaser No 5 and POA for Purchasers No. 3, 4, 6, 7, 8, 9 and 10 Vide POA dated 16.12.2015 executed before Notary Adv. D.S Petkar at mapusa under Reg. No. 24568/2015, POA dated 29.10.2015 executed before Notary Adv. D.S PETkar at Mapusa under Reg. No 7470/15, Vide POA dated 16.12.2015 executed before Notary Adv. D.S PETkar at Mapusa under Reg. No. 24596/2015, POA dated 16.12.2015 executed before Notary Adv. D.S Petkar at mapusa under Reg. N o. 24570/2015

Photo	Thumb Impression	Signature
		



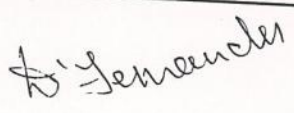
Rev. Fr. Valeriano Joaquim Vaz, S/o Santana Vaz, UnMarried, Indian, age 61 Years, Priest, r/o Archbishop's House Altinho, Panaji, Ilhas-Goa As a POA holder for the Vendor - Rt. Rev. Filipe Neri Ferrao (The Representative of The Patriarchate of East Indies : Iso known as Santa Monica Covent of Archdiocese of Goa And Daman) vide POA dated 30/08/2012, executed before the Notary, Fernando Jorge Colaco, Panaji, under reg. No.4378/2012.

Photo	Thumo Impression	Signature
		

4. Anthony Robert Fernandes, s/o Late Santano Januario Fernandes, Married, Indian, age 71 Years, Service, r/o Flat No A/1, Block H, Jewel Acropolis Ground Floor Acropolis Housing Society Limited Waddy Siolim, Bardez- Goa Pan No. AALPF9712B

Photo	Thumb Impression	Signature
		

5. Deuditta Stella Monteiro alias Deuditta Stella Fernandes, w/o Anthony Fernandes, Married, Indian, age 66 Years, Service, r/o Flat No A/1, Block H, Jewel Acropolis Ground Floor Acropolis Housing Society Limited Waddy Siolim, Bardez- Goa Pan No. AALPF9713A

Photo	Thumb Impression	Signature
		

Identification



Sr No.	Witness Details	Signature
1	Maithali Murgaonkar , W/o Mahesh Murgaonkar, Married, Indian, age 30 Years, Adv., r/o Flat N o 408 Block F Aquaris Kad Developers Siolim Bardez- Goa	

TDS Paid On 21.01.2016 through Corporation Bank



Sub-Registrar





Book-1 Document
Registration Number BRZ-BK1-00339-2016
CD Number BRZD776 on
Date 22-01-2016

Sub-Registrar (Bardez)

Scanned By:- *Sadanand*

Signature:- *Imponel*

Designed and Developed by C-DAC, ACTS, Pune

*Delivered by
Reshma
22/01/16*



Certified True Copy

N. C. GAONKAR
Advocate & Notary
Mapusa, Bardez - Goa

Rep. NO. 846/2016

25 JAN 2016