

(Rupees Three Lakhs Sixty Thousand Only)

For CITIZEN CREDIT™
CO-OP BANK LTD

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PANAJI, GOA 403 001

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NON JUDICIAL गीवा
AUG 10 2018



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Shamida

Authorised Signatory

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

Rs. 0360000/- PB6818

INDIA

STAMP DUTY

GOA

Name of Purchaser MR. SANDEEP RAS



2342/18

14/8/18

DEED OF SALE

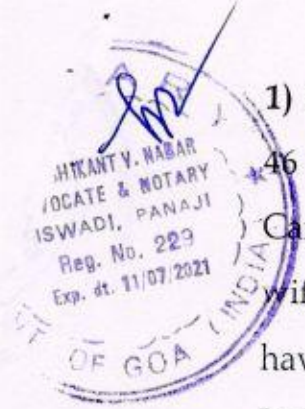
This DEED OF SALE is made and executed at Panaji, Tiswadi-Goa, on
this 13th day of August 2018;

[Signature]

[Signature]

[Signature]

BETWEEN



1) **MR. PIO CARLOS FIGUEIREDO**, son of Alvarinho Figueiredo, aged 46 years, married, service, having Pan Card No.ABFPPF9419E, Aadhar Card No.7065 6068 1208 and his wife 2) **MRS. SHARMILA SERRAO**, wife Mr. Pio Carlos Figueiredo, aged 40 years, married, housewife, having Pan Card No.DDVP54787M, Aadhar Card No.2322 9374 5191 both Indian Nationals and residents of H. No.311, Near Church, Gaoncar Vaddo, Batim, Goa-Velha, Tiswadi-Goa 403 108 hereinafter referred to as "**The VENDORS**" (which expression unless repugnant to the context or meaning thereof shall mean and include all their heirs, successors, executors, administrators and assigns) of the **FIRST PART**.

AND



MR. SANDEEP RAI, son of Shri. Radheshyam Shivapujan Rai, aged 36 years, married, service, Indian National, having Pan Card No.APBPR9340C, Aadhar Card No.2253 8607 7998 and resident of Flat No.S-5, Block H, Essar Residency, Amaral Waddo, Taleigao, Tiswadi-Goa, hereinafter referred to as the "**PURCHASER**" (which expression unless repugnant to the context or meaning thereof shall mean and include all his heirs, successors, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS there exists a property known as 'ST TIAGO PINTADO' or 'SANTIAGO PINTADO' not described in the Registration Office of Ilhas nor registered in the Taluka Revenue office of Tiswadi and Surveyed under Survey No.126 Sub Div No.1 of Corlim Village, Situated at Corlim Village, within the limits of Village Panchayat of Corlim, Tiswadi Taluka,

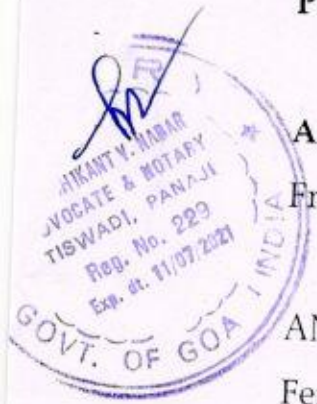
North Goa District, State of Goa, hereinafter referred to as the "SAID PROPERTY" and better described in Schedule-I hereunder.

AND WHEREAS the said property was originally owned by Thomas Francisco Paulo Fernandes.

AND WHEREAS upon the expiry of the said Thomas Francisco Paulo Fernandes, in terms of the Inventory Proceedings no.37/71 in the Court of Civil Judge Senior Division at Panaji, READ WITH the final order of allotment dated 21.01.1973, the said Property as described above was allotted to Mrs. Maria Fernandes married to Mr. Jose Alavarinho Jeronimo Antonio Loyola Figueiredo alias Alvarinho Figueiredo.

AND WHEREAS thus said Mrs. Maria Fernandes and her husband Mr. Jose Alavarinho Jeronimo Antonio Loyola Figueiredo alias Alvarinho Figueiredo (under the Regime of Communion of Assets) acquired a legal, valid and marketable title to the said property as described above as its absolute owners and possessors.

AND WHEREAS thereafter the Mrs. Maria Fernandes and her husband Mr. Jose Alavarinho Jeronimo Antonio Loyola Figueiredo alias Alvarinho Figueiredo got the required permissions for the development, sub division and conversion of the said land into a layout of residential plots, the Order cum NOC for the development and sub division of the said land from the Panjim Planning and Development Authority dated 08.09.1988 vide ref No. PDA/T/5148/3337 along with a layout plan of the said property.



AND WHEREAS vide Deed of Gift dated 03.11.2004 bearing Doc Registration No.3163 at pages 53 to 70 of Book I, Vol No.1394 of the office of the Sub Registrar of Ilhas on 16.11.2004, the said Mrs. Maria Fernandes and Mr. Jose Alvarinho Jeronimo Antonio Loyola Figueiredo alias Alvarinho Figueiredo gifted one such Plot No.24 admeasuring 975 Sq. mts. being a part of the layout of the property known as 'ST TIAGO PINTADO' or 'SANTIAGO PINTADO' not described in the Registration Office of Ilhas nor registered in the Taluka Revenue office of Tiswadi and surveyed under Survey No.126 Sub Div No.1 of Corlim Village, presently surveyed under Survey No.126/1-D of Corlim Village, situated at Corlim Village, within the limits of Village Panchayat of Corlim, Tiswadi Taluka, North Goa District, State of Goa, in favour of VENDOR NO.1 (Mr. Pio Carlos Figueiredo), the said Plot hereinafter referred to as the "SAID PLOT " and more particularly described in Schedule II hereunder written.

AND WHEREAS thereafter the said VENDOR NO.1 Mr. Pio Carlos Figueiredo got the said Plot no.24 mutated in his favour as evident from Form No. I & XIV under Mutation No.21015 of the Land Records of Tiswadi.

AND WHEREAS thus the said VENDOR No.1 Mr. Pio Carlos Figueiredo along with his wife Mrs. Sharmila Serrao VENDOR NO.2 (under the Regime of Communion of Assets) acquired a legal, valid and marketable title to the said Plot of land as its absolute owners and possessors.





AND WHEREAS thereafter the said VENDOR No.1 Mr. Pio Carlos Figueiredo obtained the following permissions from the concerned authorities for the development of the said Plot of land:

A. Sanad for conversion dated 17.03.2011 vide ref no. RB/CNV/TIS/52/2007 from the office of the Collector, North Goa District.

B. Zoning Certificate dated 16.07.2018 vide ref no. TIS/1/2/Zone Cert/1095/TCP/2018/795 from the office of the Town and Country Planning Department

AND WHEREAS thereafter the Vendors got the partitioned of the said Plot and the same was allotted an independent Survey No.126/1-D of Corlim Village.

AND WHEREAS the VENDORS, the absolute owners in possession of the Said Plot and are otherwise well and sufficiently entitled to the Said Plot and that besides them, no other person(s) has/have any right, title, interest or claim in or over the Said Plot.

AND WHEREAS the VENDORS are desirous of selling the Said Plot and based on the aforesaid representations and covenants contained hereunder the PURCHASER has agreed to purchase the Said Plot from the VENDORS and the VENDORS have agreed to sell the Said Plot to the PURCHASER for a total consideration of Rs.90,00,000/- (Rupees Ninety Lakhs Only).






NOW THEREFORE THIS DEED OF SALE IS WITNESSETH UNDER:

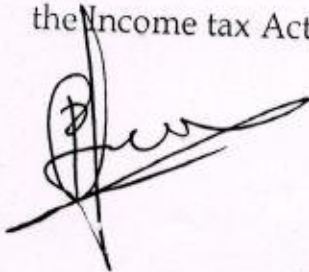
1. THAT for a total consideration of a sum of Rs.90,00,000/- (Rupees Ninety Lakhs Only) paid by the PURCHASER to the VENDORS in the manner below stated, the VENDORS do hereby sell, transfer and convey by way of sale, unto and to the use of the PURCHASER, absolutely free from all encumbrances, the Said Plot TO HAVE, TO HOLD, TO POSSESS AND TO ENJOY the same absolutely and forever for quiet, peaceful and beneficial enjoyment thereof.

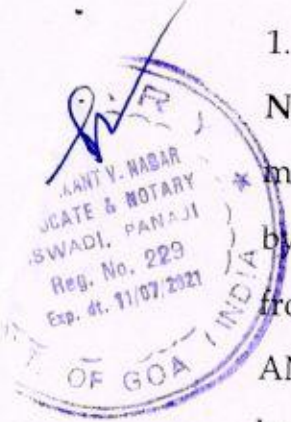
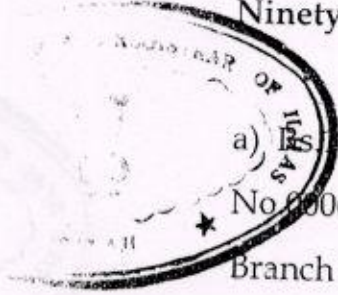
1. THAT the aforesaid total consideration of Rs.90,00,000/- (Rupees Ninety Lakhs Only) is paid the Vendors as under:

a) Rs.1,00,000/- (Rupees One Lakh Only) vide Cheque bearing No.00061 dated 16.07.2018 drawn on HDFC Bank, Porvorim Branch in favour Vendor No.1.

b) Rs.88,10,000/- (Rupees Eighty Eight Lakhs Ten Thousand Only) vide 2 separate Demand Drafts i.e a) Demand Draft bearing No.048780 for Rs.44,05000/- (Rupees Forty Four Lakhs Five Thousand Only) and b) Demand Draft bearing No.048781 for Rs.44,05000/- (Rupees Forty Four Lakhs Five Thousand Only) both dated 13.08.2018 drawn on Central Bank of India, Xavier Branch, in favour Vendors.

d) That an amount of Rs.90,000/- (Rupees Ninety Thousand Only) has been deducted by the PURCHASER as TDS and surcharge 1% on the total sale consideration of Rs.90,00,000/- (Rupees Ninety Lakhs Only) received by the VENDORS under section 194-1A of the Income tax Act.



The receipts whereof the VENDORS do hereby admit and acknowledge and do hereby discharge release and acquit the PURCHASER from every liability thereof.



2. AND THAT the VENDORS do hereby covenant with the PURCHASER that:

- a) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS have at all material times heretofore and now have a marketable title, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Plot unto and to the use of the PURCHASER.

The PURCHASER shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the Said Plot, and receive rents, profits and all benefits thereof for his own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by and from the VENDORS or any other person lawfully or equitably claiming from, through or under or in trust for the VENDORS or under any of their predecessors in title.

- c) The VENDORS do hereby undertakes that they shall at all times hereafter do, perform, execute or cause to be done, performed and executed all such acts, deeds and things whatsoever which may be necessary for further, better and more perfectly assuring the Said Plot and every part thereof unto and to the use of the PURCHASER according

to the true intent and meaning of this Deed or as reasonably required, without demanding any further monetary consideration for the same.

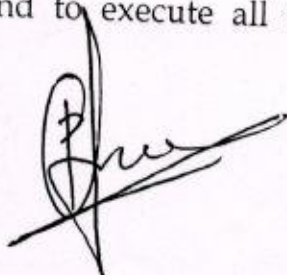
d) The VENDORS are now lawfully seized and possess the Said Plot free from any charge, encumbrances or defects of whatsoever nature and have absolute right and title to convey the same by way of sale, without let or hindrance of any kind whatsoever.

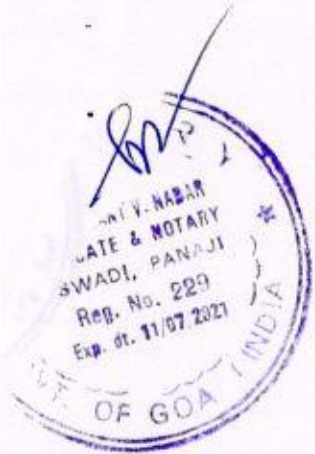
e) The VENDORS have absolute power and authority to sell the Said Plot in the manner aforesaid and the PURCHASER may hereafter on the execution of this Deed peacefully and quietly possess and enjoy the same in any manner without any claims or demands whatsoever from the VENDORS or persons claiming through or under their or on their behalf or their predecessors in title.

f) The VENDORS shall at all times co-operate with the PURCHASER for making good, ratifying the defect if any in the present conveyance, by executing necessary Deed(s) of Rectification etc., in respect thereof.

g) The VENDORS shall, at all times, indemnify and keep indemnified the PURCHASER herein and his transferee against loss, damage, cost, charges, expenses, if any, suffered by reason of fault of the VENDORS or due to any breach of the covenants.

3. AND THAT the VENDORS hereby further covenant to co-operate and to execute all the necessary papers and do everything for



mutation in the Record of rights to include the name of the PURCHASER as an Occupant. This Deed shall be construed as a no objection of the VENDORS for the mutation of name of the Purchaser in the survey records in respect of the Said Plot without any further reference or consent from the Vendors.



4. AND THAT the VENDORS hereby further covenant and declare that:

- a) The VENDORS have not entered into any agreement, arrangement, understanding, document, instrument, concerning the Said Plot or have agreed to sell or otherwise transfer their rights, share or interest in the Said Plot in any manner whatsoever, to any person other than the PURCHASER except as aforesaid.
- b) The Said Plot or any part thereof is not a subject matter of acquisition or requisition under the Land Acquisition Act 1984 or any other law in force.
- c) There are no outstanding encumbrances, mortgages, charges, and liens in respect of the Said Plot.
- d) No easements or right of way run through or over the Said Plot.
- e) No order or direction of any Court, Tribunal or Authority prohibits or impedes the beneficial use of the Said Plot.

5. AND THAT the VENDORS have today put the PURCHASER into the physical possession of the Said Plot.

6. THAT the VENDORS covenant that the Said property is neither a government assigned land nor a Comunidade land nor an encroached land nor a leasehold land.



7. The VENDORS and the PURCHASER do not belong to Schedule Caste or Schedule Tribe Community and therefore the Scheduled Castes and Tribes (Prevention of Atrocities) Act, 1989 and the Scheduled Tribes and other Traditional Forest Dwellers (Recognition of Forests Rights) Act, 2006 are not applicable.

SCHEDULE-I

(Description of the Said Property)

That property known as 'ST TIAGO PINTADO' or 'SANTIAGO PINTADO' not described in the Registration Office of Ilhas nor registered in the Taluka Revenue office of Tiswadi and Surveyed under Survey No.126 Sub Div No.1 of Corlim Village, Situated at Corlim Village, within the limits of Village Panchayat of Corlim, Tiswadi Taluka, North Goa District, State of Goa and bounded as under:

On the East: By the property known as "COMPREM BHAT" MOLLANS belonging to Joao Teotonio Soares;

On the West: By the property known as " ST. TIAGO PINTADO" belonging to the heirs of Maria Conceicao Aguiar;

On the North: By the public Road and

On the South: By the property known as "SALLY " belonging to heirs of Pedro Alcantra Pereira.

SCHEDULE II

(DESCRIPTION OF THE SAID PLOT NO.24 HEREBY SOLD)



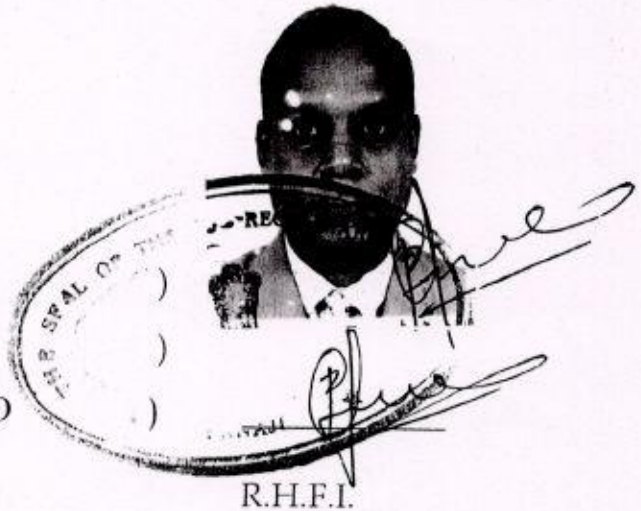
All that Plot No.24 admeasuring 975 sq. mtsof the aforesaid property known as 'ST TIAGO PINTADO' or 'SANTIAGO PINTADO' situated at Corlim Village, within the limits of Village Panchayat of Corlim, Tiswadi Taluka, North Goa District, State of Goa, described in Scheaule I hereinabove and presently surveyed under Survey No.126/1-D of Corlim Village, the said Plot delineated in red colured boundary lines in the plan annexed hereto and bounded as under:

East: By Road to Corlim;
 West: By Plot No.25;
 North: By 8 mts. wide road and
 South: By Fr. Sequeira.

IN WITNESS WHEREOF the parties hereto have signed this Deed on the day, month and year first herein above mentioned.



SIGNED and DELIVERED by the
Within named VENDORN^o.1
MR. PIO CARLOS FIGUEIKEDO



L.H.F.I.

R.H.F.I.



1. _____



2. _____



3. _____



4. _____



5. _____



1. _____



2. _____



3. _____



4. _____



5. _____

SIGNED and DELIVERED by the
Within named VENDOR No.2
MRS. SHARMILA SERRAO

L.H.F.I.

R.H.F.I.



1. _____

1. _____

2. _____

2. _____

3. _____

3. _____

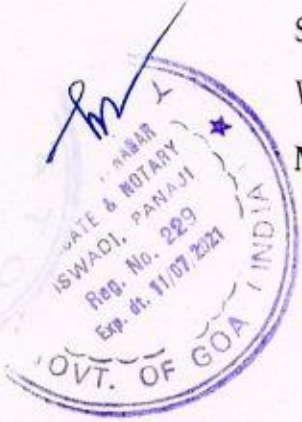
4. _____

4. _____

5. _____

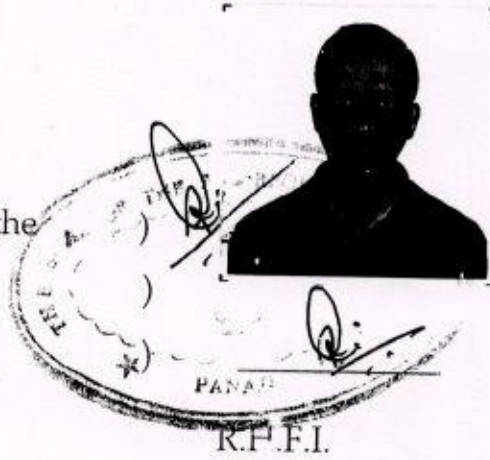
5. _____





SIGNED and DELIVERED by the
Within named PURCHASER
MR. SANDEEP RAI

L.H.F.I.

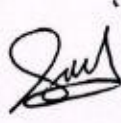


R.P.F.I.



IN THE PRESENCE OF WITNESSES:



1. Susaj L. Kunkolkar 

2. Budhaji Gausade 







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



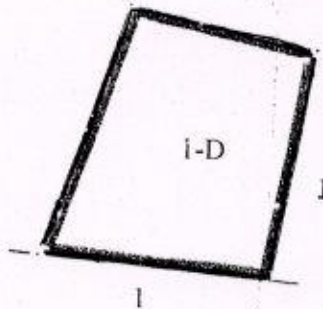
Plan Showing plots situated at
Village : CORLIM
Taluka : TISWADI
Survey No./Subdivision No. : 126/ 1-D
Scale : 1 : 1000

Inward No: 9132

Land Converted

Anisha
Anisha Matondkar
Asst. Survey & Settlement Officer
Panaji-Goa

SURVEY No. 126



S.No.130



REGISTRAR

Mitali Naik

Generated By : Mitali Naik (D'Man Gr. II)
On : 18-07-2018

Dilip Tamoskar

Dilip Tamoskar
18/07/2018
Compared By: Dilip Tamoskar (D'Man Gr. I)

REG_1_27375_1

Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 14-08-2018 11:44:53 AM

Document Serial Number : 2342

Presented at 11:25:00 AM on 14-08-2018 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	270000.00
2	Processing Fees	280.00
	Total :	270280.00

Stamp Duty Required: 360000.00

Stamp Duty Paid: 360000.00

Sandeep Rai presenter

Name	Photo	Thumb Impression	Signature :
Sandeep Rai ,S/o Radheshyam Shivapujan Rai , Married,Indian,age 36 Years,Service,r/oFlat No S5, Block H, Essar Residency , Amaral Waddo , Taleigao , Tiswadi Goa . PAN CARD No APBPR9340C			

Endorsements

Executant

1 . Pio Carlos Figueiredo , S/o Alvarinho Figueiredo , Married,Indian,age 46 Years,Service,r/oH. No 311, Near Church , Gaonkar Vaddo , Batim , Goa Velha .Tiswadi Goa PAN CARD No ABFPF9419E

Photo	Thumb Impression	Signature
		

2 . Sharmila Serrao , W/o Pio Carlos Figueiredo , Married,Indian,age 40 Years,House-Wife,r/oH. No 311, Near Church , Gaonkar Vaddo , Batim , Goa Velha .Tiswadi Goa PAN CARD No DDVPS4787M

Photo	Thumb Impression	Signature
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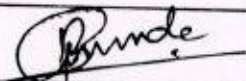
REG. NO. 229
PANAJI
11/07/2018

		
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3. Sar deep Rai , S/o Radheshyam Shivapujan Rai , Married, Indian, age 36 Years, Service, r/o Flat No S5, Block II, Essar Residency , Amaral Waddo , Taleigao , Tiswadi Goa . PAN CARD No APBPR9340C

Photo	Thumb Impression	Signature
		

Identification

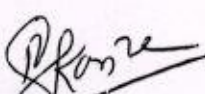
Sr No.	Witness Details	Signature
1	Adv. Budhaji Babaji Gawade , S/o Babaji Gawade, Married, Indian, age 34 years, Advocate, r/o H. No 199, St. Inez , Panjim Goa	

ILHAS

Sub-Registrar
STTB - RIDGE PRAH
ILHAS

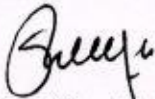
Mutation Fees Rs 1000/- paid on 14/8/2018, vide Challan No CR/TIS/MUT/149/2018-19. Paid TDS Amount Rs.900.00/- on 12/8/2018, vide HDFC Bank online .

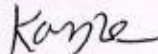
Scanned By:- Karve

Signature:- 

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number PNJ-BK1-02262-2018
CD Number PNJD67 on
Date 14-08-2018

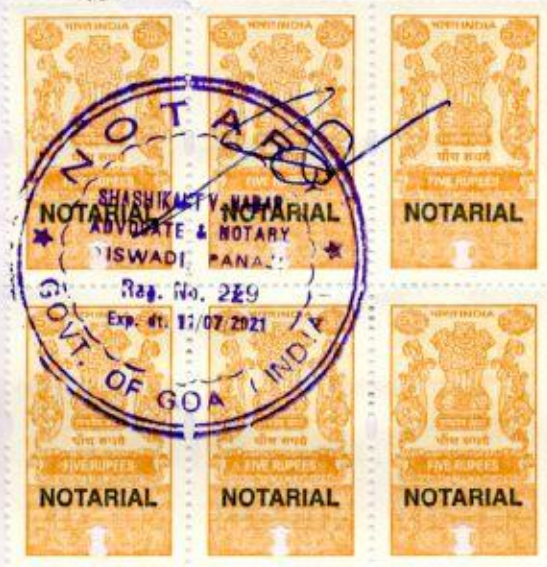

Sub-Registrar (Ilhas/Tiswadi)

Scanned By: - 

**SUB-REGISTRAR
ILHAS**

Signature: - 

Designed and Developed by C-DAC, ACTS, Pune



CERTIFIED TRUE COPY OF THE ORIGINAL
REG. No. 653 DATED 25/02/2019


SHASHIKANT V. NABAR
Advocate & Notary
Tiswadi Taluka
Panaji-Goa.403 001
Reg. No.229